



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2025/0213
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Email: planning@ribblevalley.gov.uk
Date: 15 April 2025

Location: Duke of York Inn Grindleton Brow Grindleton BB7 4QR

Proposal: Approval of details reserved by conditions 3 (walling and roofing materials), 4 (specifications of proposed windows and doors), 5 (conservation roof lights), 6 (boundary treatments), 7 (archaeological investigation), 8 (lighting), 10 (parking and turning), 11 (landscaping), 12 (biodiversity gain plan) and 13 (habitat management and monitoring) of planning permission 3/2024/0439.

I write in response to your application to discharge the conditions pursuant to planning approval

Condition 03 is partially discharged insofar that submitted details in relation to the proposed walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Materials Drawing: Stans/01 - Dwg 01

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 04 is partially discharged insofar that submitted details in relation to the specifications of proposed windows and doors including elevational cross-sections, glazing type, opening mechanism and surface finish are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Window and Door Specification: Stans/01 - Dwg 02

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 05 is partially discharged insofar that the submitted details in relation to the proposed rooflights are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Rooflight Specification Drawing: Stans/01 - Dwg 03

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 06 is partially discharged insofar that the submitted details in relation to the boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Landscaping Plan and Boundary Treatments: Stans/01 - Dwg 04 A

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 07 is partially discharged insofar that the submitted details in relation to the proposed Written Scheme of Investigation is considered acceptable and satisfies the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Written Scheme of Investigation (January 2025)

The condition can only be partially discharged at this stage insofar that the condition requires that the archaeological investigation and recording works must be carried out in accordance with the agreed written scheme of investigation, the result of which shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the development hereby approved being first brought into use.

Condition 08 is partially discharged insofar that the submitted details in relation to the proposed external lighting to be erected are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Landscaping (and lighting): Stans/01 - Dwg 05 A

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 10 is partially discharged insofar that the submitted details in relation to the proposed surfacing materials are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Landscaping (and lighting): Stans/01 - Dwg 06 A

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details and the agreed details shall thereafter be implemented and approved the access constructed prior to first occupation of the dwelling hereby approved.

Condition 11 is partially discharged insofar that the submitted details in relation to the proposed landscaping to be implemented are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Landscaping Stans/01 - Dwg 04 A

The condition can only be partially discharged at this stage insofar that the condition requires the approved soft landscaping scheme be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 30 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

Condition 12 can neither be fully nor partially discharged insofar that no information has been submitted pursuant to the discharge of this condition.

Condition 13 can neither be fully nor partially discharged insofar that no information has been submitted pursuant to the discharge of this condition.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Simon Stansfield
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Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal

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against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.