



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Steve Maggs
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e-mail: steve.maggs@ribblevalley.gov.uk
my ref: 22460
your ref:
date: 17th February 2025

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
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The owner/occupant

**ALLEGED BREACH OF PLANNING CONTROL
RE: CHERRY YATE, STONEYGATE LANE, RIBCHESTER, PRESTON PR3 3YN.**

We understand that you are the owner/occupier of the land/property referred to above.

A confidential complaint has been received stating that a breach of planning control may have occurred at the property. It has been alleged that there's been unauthorised developments on the site, which relate to boundary walls and amendments to the existing access, which exceed 'Householder Permitted Development Rights'.


The council is carrying out preliminary investigations into this matter and will consider what, if any, action to take. It would be of assistance if I could visit to inspect and take any measurements that may be appropriate, and I would be grateful if you could contact me within seven days of this correspondence to arrange a convenient time and date to visit the property and assess the works undertaken.

If you have any information that you think we should be aware of, please call me directly on 01200 413209 or write to me within seven days at the above address. If during the course of our conversation or correspondence, it became clear that a breach of planning control has taken place, the Council will consider enforcement action, which may result in a prosecution.

If you feel no breach has been committed by you, it is in everyone's interests that this is established as soon as possible. Even if a breach has been committed it is possible that this could be remedied without recourse to the courts.

The Council's officers have to do what they can to establish the facts. They would be grateful for your cooperation in this regard.

Yours sincerely


Steve Maggs
Planning Enforcement Officer