



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2025/0486
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 27 June 2025

Location: land at former Higher Standen Farm (adj Swardean Way Valley Lane Higher Peak Crescent South Gate Broadfield Street) Pendle Road Clitheroe BB7 1PR

Proposal: Approval of details reserved by conditions 3 (external materials), 8 (visibility splays), 13 (flood risk assessment), 10 (cycle storage plan) and 16 (verification of SW drainage system) of planning permission 3/2023/0305.

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 materials to be utilised within the development are considered acceptable and satisfy the requirements of the condition.

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

Textured Slabs (Tobermore)

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

Condition 08 is partially discharged insofar that submitted details in relation to the proposed visibility splays are considered acceptable and satisfy the requirements of the condition.

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

Access Visibility Splay: J32-8959-PS-001

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The condition can only be partially discharged at this stage insofar that the condition requires that the agreed splays be permanently maintained with nothing within those splays higher than 1 metre above the level of the adjacent footway/verge/highway.

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

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

Haigh Cycle Shelter
Sheffield Cycle Stand

The condition can only be partially discharged at this stage insofar that the condition requires that the agreed cycle facilities shall thereafter be kept free of obstruction and be made available for the parking of bicycles only at all times.

Condition 13 can neither be fully nor partially discharged at this stage insofar that this is a compliance condition which does not require the submission and approval of any details.

Condition 16 is partially discharged insofar that submitted details in relation to the Surface Water Sustainable Drainage System Verification report are considered acceptable and satisfy the requirements of the condition.

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

Clitheroe Carehome Surface Drainage Verification Ref: 113001

The condition can only be partially discharged at this stage insofar that the condition requires that the approved details shall thereafter be maintained in perpetuity.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:
Mr Colin Hetherington
Wrightcare Developments Ltd and the Trustees of the Higher Standen Farm Settlement
The Eric Wright Group
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Agent
Steven Abbott Associates LLP

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Balmoral House
Ackhurst Business Park
Chorley
PR7 1NY

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 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.