



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
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My reference: 3/2025/0639
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www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 7 October 2025

Location: Springwood Whalley Road Hurst Green BB7 9PN
Proposal: Approval of details reserved by condition 10 (building recording and analysis) of planning permission 3/2023/0814.

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

Condition 10 building recording and analysis) has been partially discharged already under planning ref: 3/2024/0494. An application for the discharge of Condition 10 was made under planning ref: 3/2024/0814 but was only partially discharged. This is because the Historic Environment Unit at Lancashire County Council noted that the submitted details did not include the required scaled drawings of the crucks or the results of any necessary scientific dating.

An updated Level 2-3 Historic Building Recording document (*AB Heritage Archaeological Consultancy Level 2-3 Historic Building Recording dated 30/07/2025*) has been submitted and the Historic Environment Unit re-consulted.

The missing section drawings of the crucks have now been provided.

The Historic Environment Unit consider that the application cannot be discharged in full and only in part as the matter of dendrochronological dating of the timbers of the cruck truss timbers has not been addressed. They consider that whilst the applicant considers that there may be some difficulty getting appropriate samples for dendro dating, this has not been informed with advice from a specialist in dendrochronology and a formal assessment of the timbers by a specialist would be needed and the fact that the timbers have woodworm and are decayed "in places" doesn't necessarily preclude them from being able to produce suitable samples.

The applicant is required to submit an assessment of the timbers and advice in relation to the dendro-dating from an appropriate specialist.

As such, the condition is **discharged in part** but cannot be fully discharged until a dendrochronology study is provided or a reasonable justification is provided for omitting this.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant
Mr David Moore
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BB7 9PN

Agent
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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

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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.