

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL TREE WORK PERMISSION

APPLICATION NO: 3/2025/0798

DECISION DATE: 21 November 2025

DATE RECEIVED: 03/10/2025

TREE PRESERVATION ORDER: 100 – 1985 Whinney Lane, Langho

APPLICANT:

AGENT:

Mrs Patricia Christie

Glendower

25 Whinney Lane

Langho

Blackburn

BB6 8DQ

TREE WORK PROPOSED: Fell beech tree (T19 on TPO schedule).

AT: Glendower 25 Whinney Lane Langho BB6 8DQ

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (Trees) Regulations that permission **has been refused** for the carrying out of the tree work proposals included in the tree work application for the following reasons:

1. The tree contributes to the visual amenity of the wider tree scape, no arboricultural risk assessment has been submitted and the risk of falling of the beech nuts can be minimised by regular maintenance over the autumn and winter period when the tree sheds.

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

P.T.O

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Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed tree works or to grant it subject to conditions, then you can appeal to the Secretary of State under Regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. If you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice. 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. For further information and to submit your appeal online please see:-Tree preservation order appeals: procedure guide - GOV.UK (www.gov.uk). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy on Tel: 0303 444 5000.