

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

TREE WORK PERMISSION

APPLICATION NO: 3/2025/0806

DECISION DATE: 12 November 2025

DATE RECEIVED: 06/10/2025

TREE PRESERVATION ORDER: BROCKHALL

APPLICANT:

Mr Mark Hurst
Brockhall Village Ltd
Brockhall Village
Old Langho
Blackburn
BB6 8BA

AGENT:

Mr Thomas Banks
Greenbanks Arboriculture Ltd
3 Comra Terrace
Cumeragh Lane
Whittingham
Preston
PR3 2AL

**DETAILS OF TREE
WORK:**

T3 Common Oak: Reduce tree to a monolith at 4m height.

T4 Common Beech: Prune tree to remove severely declined western co-dominant stem over Gleneagles Drive.

T5 and T7 Sycamore: Remove.

T6 Common Beech: Remove.

T8 Common Oak: Prune tree to remove snapped out branch and prune remaining tree canopy to reduce by approximately 2-3m.

AT: The Conference Centre Gleneagles Drive Brockhall Village Old Langho BB6 8AY

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the tree work in accordance with this tree work application subject to the following condition(s):

1. All tree work hereby granted consent shall be in accordance with BS3998 for tree work.

Reason: To safeguard the health and appearance of the tree being retained.

2. All works granted consent must be completed within 2 years of the date of consent.

Reason: Required in accordance with The Town and Country Planning (Tree Preservation)(England) Regulations 2012.

3. 3No. replacement 12/14cm selected standard Oak trees shall be planted in the first available planting season after completion of the tree work hereby granted consent and maintained to ensure establishment.

Reason: To mitigate for the tree removal and maintain the visual amenity of the area.

Notes

1. This Decision Notice should be read in conjunction with the officer's tree work report which is available to view on the website.
2. Removal of vegetation within the nesting bird season and vegetation with the potential to support other Protected Species should be preceded by a pre-clearance check as outlined in BS3998 :2010 Tree Work - Recommendation 5.3 Habitat & Wildlife in respect of the preliminary surveys and checks necessary.
3. The granting of this consent does not infer the right nor grant consent for works to trees outside of the applicant's ownership. As such the applicant is advised to seek the independent consent of relevant landowner(s) where approved works will affect trees in third-party ownership.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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.