



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Hurst Green Memorial Hall

Address Line 1

Avenue Road

Address Line 2

Address Line 3

Lancashire

Town/city

Hurst Green

Postcode

BB7 9QB

Description of site location must be completed if postcode is not known:

Easting (x)

368464

Northing (y)

438211

Description

Applicant Details

Name/Company

Title

ABC War Memorial Hall

First name

Niall

Surname

Macfarlane

Company Name

Aighton Bailey & Chaigley War Memorial Hall

Address

Address line 1

ABC War Memorial Hall

Address line 2

Avenue Road

Address line 3

Hurst Green

Town/City

Clitheroe

County

Lancashire

Country

United Kingdom

Postcode

BB7 9QB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal is to site solar panels on the east facing slope of the Memorial Hall (MH) and on the south facing wall side of the MH. The number of panels has yet to be determined but it will be in the region of 60-80. The panels features will be something as follows:
Brand Aiko Dimensions 1954 x 1134 x 30mm Colour All Black
The panels on the roof will not be seen from the road. The walled panels will similarly not be road facing.
All panels will require fixing either onto roof brackets above the roof tiles and onto walled brackets.
Included in this project are the installation of four electric vehicle chargers. These will be located near the hall close to established parking spaces on the MH car park.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes
 No

Has the proposal been started?

- Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposal relates to the installation of solar panels and EV chargers.

The Memorial Hall building is not listed. But it resides in a conservation area.

My understanding of current legislation is that the proposal is permissible and lawful but I want to be open with the planning authority and ensure their approval.

The website Planning Portal <https://www.planningportal.co.uk/> states the following:

Planning Permission: Solar equipment mounted on a house or a block of flats or on a building within the curtilage

All the following conditions must be observed:

Equipment on a building should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.

When no longer needed equipment should be removed as soon as reasonably practicable.

All the following limits must be met:

On a pitched roof, panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface.

If your property is in a conservation area, or in a World Heritage Site, panels must not be fitted to a wall which fronts a highway.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

I am unsure as to what this requirement relates to

Select the use class that relates to the existing or last use.

F2 - Local community

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F2 - Local community

Is the proposed operation or use

Permanent

Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I want to be certain that my proposal does not require planning permission, hence my application for a 'Lawful Development Certificate' (LDC). I understand it is not compulsory to have an Lawful Development Certificate but I want to be very sure that by having one then the proposed operation and/or activity named in it is lawful for planning control purposes.

The website Planning Portal goes on to say that my local authority's planning officers can also help. "They will tell you about the sort of information needed to support your application."

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

No reference submitted

Date (must be pre-application submission)

24/11/2025

Details of the pre-application advice received

Dear Niall

I have forwarded your query onto our head of planning. Please note that her current work load is high, she will response in due course

Kind regards

Planning Department

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 425111 | E: planning@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- Yes
 No

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Niall Macfarlane

Date

08/12/2025