



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

My reference: 3/2025/0971
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 20 February 2026

Location: Highcroft Painter Wood Whalley Old Road Billington BB7 9JD
Proposal: Approval of details reserved by condition 2 (Materials and Surface water drainage scheme) on planning application appeal APP/T2350/W/25/3364654.

I write in response to your application to discharge the conditions pursuant to planning approval appeal ref: APP/T2350/W/25/3364654.

The details submitted pursuant to Condition 2 (a) (external materials) of planning appeal ref: APP/T2350/W/25/3364654 as below are considered to be acceptable:

- Bronze metal cladding, windows, copings, soffits, guttering, metal fixings for balustrade and external door as outlined on page 12 of the updated Planning Statement (received 16/02/26)
- Imperial Bricks (Cambridge Cream bricks) as shown on drawing ref: al(05)0602 and page 6 of the updated Planning Statement (received 16/02/26)
- Tar Macadam and natural stone paving to external surfaces as indicated on page 8 of the updated Planning Statement (received 16/02/26)
- New timber fence (brown varnish)

This condition is **partially discharged** insofar that the development is required to be implemented in accordance with the approved scheme and retained.

The details submitted pursuant to Condition 2 (b) (surface water drainage) of planning appeal ref: APP/T2350/W/25/3364654 as below is not considered to be acceptable:

- United Utilities Drainage Document titled 'CON29DW Residential Search'

The discharge of this condition is **refused** insofar that United Utilities have raised concerns that the documentation does not outline a suitably detailed surface water drainage scheme to demonstrate that flood risk would not be increased.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Applicant:

Jan Hardman
Highcroft
Painter Wood
Whalley Old Road
Billington
Clitheroe
BB7 9JD

Agent:

HP & DA Ltd
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

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

APPLICATION NO. 3/2025/0971

DECISION DATE: 20 February 2026

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.