

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, section 191 as amended by section 10 of the Planning and Compensation Act 1991

CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT

APPLICATION NO: 3/2026/0228

DECISION DATE: 24 April 2026

DATE RECEIVED: 23 April 2026

APPLICANT:

Caroline Ashworth
United Utilities
Property Services
PO Box 487
Warrington
WA5 3LP

AGENT:

Miss Stella Heeley
DLP Planning Ltd
V1 Velocity Building
2 Tenter Street
Sheffield
S1 4BY

EXISTING USE OR ACTIVITY: Certificate of lawfulness for confirmation that the use of the site for 4 dwellings approved by planning permission 3/2023/0056 has been lawfully implemented.

AT: Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ.

Ribble Valley Borough Council hereby certify that on the received date the use, operations or matter detailed above in respect of the land indicated within the application, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The works undertaken on site, namely the creation of visibility splays, introduction of passing places and widening of the site's access track pursuant to planning consent 3/2023/0056 constitute a lawful commencement of development in accordance with section 56(4) of the Town and Country Planning Act 1990. For the avoidance of doubt, the material operations with respect to the works implemented have been undertaken within the requisite timeframe as required by condition 1 of the consent to which this application relates.

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes:

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

**RIBBLE VALLEY BOROUGH COUNCIL
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR
ACTIVITY IN BREACH OF PLANNING CONDITION**

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2. It certifies that the use, operations or matter as specified taking place on the land identified on the attached plan was lawful, on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
 3. This certificate applies only to the extent of the use, operations or matter described, and to the land specified and identified on the attached plan. Any use, operations or matter materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
 4. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
 5. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.