

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle) (England)

(Amendment) Order 2017 Part 2A

PERMISSION IN PRINCIPLE

**APPLICATION NO:** 3/2026/0249

**DECISION DATE:** 05 May 2026

**DATE RECEIVED:** 31/03/2026

**APPLICANT:**

Mr Keith Geldard

Whittams Farm

Neddy Lane

Billington

BB7 9ND

**AGENT:**

Mr Gary Hoerty

Gary Hoerty Associates

Suite 9 Grindleton Business Centre

The Spinney

Grindleton

BB7 4DH

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**DEVELOPMENT** Permission in principle application for the erection of up to 4 no. dwellings.

**PROPOSED:**

**AT:** Land off Spinners Vale Billington BB7 9GL

Permission In Principle is GRANTED for the above development in accordance with the details given on the application form and submitted plans subject to the following CONDITIONS:

1. The application for technical details consent(s) pursuant to the permission hereby approved must be submitted within three years from the date of this consent.

Reason: Required to be imposed by the Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

2. The permission in principle consent hereby approved relates to the following approved plan:

Site Plan (dwg no. Gel.454.3680 – 01 Rev A dated 30<sup>th</sup> April 2026)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the permission in principle consent hereby approved.

3. The quantum of residential development to be constructed within the site, pursuant to this consent, shall not exceed four C3 residential dwellings.

Reason: To clarify the upper limit of the quantum of residential development inherent to the permission in principle consent hereby approved.

**Notes**

This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

*Nicola Hopkins*

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

## Notes

### 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/planning-inspectorate>. 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 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.