

RIBBLE VALLEY BOROUGH COUNCIL  
Development Department  
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA  
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please ask for: Maya Cullen  
direct line: 01200 425111  
my ref: 3/2026/0296  
your ref:  
date: 08 June 2026

Dear Sir

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED) SCHEDULE 2, PART 16, CLASS A PRIOR NOTIFICATION OF ELECTRONIC COMMUNICATIONS CODE OPERATORS

Proposal: Prior notification for proposed installation of a 15m telegraph pole supporting 3no. antennas, 2x 0.3m dishes, 3no. equipment cabinets and ancillary development thereto including 1.2m fence with 3m double access gates and underground cabling.

Location: Land northeast of Cold Coates Farm, Collins Hill Lane, Chipping, PR3 2WQ

I refer to your notification made under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 to determine whether full details are required for the above proposal.

On the basis of the information you have provided, I wish to inform you that the Council have resolved that Prior Approval is REFUSED for the following reason(s):

- 1 Prior approval is required and refused in respect of siting and appearance as the proposal is considered to result in an incongruous development within the Forest of Bowland National Landscape that would result in harm to the landscape and character, failing to conserve or enhance the scenic beauty of the Forest of Bowland National Landscape, contrary to Key Statement EN2, and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and the aims and objectives of Para.189 of the National Planning Policy Framework.

Please contact Maya Cullen if you require any further information.

Yours faithfully

*Nicola Hopkins*

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

Mr Martin Brown  
Telent  
Rutland House  
5 Allen Road  
Livingston  
EH54 6TQ

## 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.