

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

PLANNING PERMISSION

APPLICATION NO: 3/2026/0499

DECISION DATE: 26 August 2026

DATE RECEIVED: 01/07/2026

APPLICANT:

Mr and Mrs Buchanan
High Beech House
8a Crow Trees Brow
Chatburn
Clitheroe
BB7 4AA

AGENT:

Mrs J Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

DEVELOPMENT Removal of condition 7 (Permitted development rights) on permission 3/1993/0817.

PROPOSED:

AT: High Beech House 8a Crow Trees Brow Chatburn Clitheroe BB7 4AA

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The approval relates to the amended plan received on 11 February 1994.

Reason: For the avoidance of doubt.

2. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with one of the examples indicated on the attached plan and a vehicular turning space shall be laid out and be available for use before the development is brought into use.

Reason: Vehicles reversing to and from the highway are a hazard to road users.

3. The part of the access extending from the kerb line/edge of the carriageway for a minimum of 5m into the site shall be appropriately paved in permanent construction to the satisfaction of the local planning authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

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4. Before the access is used for vehicular purposes, any gate posts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls to the satisfaction of the local planning authority shall be erected from the gateposts to the existing highway boundary, such splays shall 45 degrees to the centreline of the access. The gate shall open away from the highway. Should the access remain ungated the 45 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of carriageway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

5. The 2m width of the Public Footpath FP0311001 (formerly No 13) running along the driveway should be maintained and kept clear of any obstructions whatsoever at all times.

Reason: In the interest of road safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. 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.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. 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

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.

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- 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.