|  |  |  |
| --- | --- | --- |
| 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 |  |  |  |
| **SPLIT DECISION TREE WORK PERMISSION** |
| **APPLICATION NO:** | 3/2022/0333 |  |  |  |
| **DECISION DATE:** | 05 May 2022 |  |  |  |
| **DATE RECEIVED:** | 31 March 2022 |
| **TREE PRESERVATION ORDER:**  | 227 -2022 High Beech House, 8A Crow Trees Brow, Chatburn |
|  |  |  |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mrs Kirsty GraysonHigh Beech House8a Crow Trees BrowChatburnBB7 4AA |  |  |
|  |
|  |
|  |

|  |  |
| --- | --- |
| **DETAILS OF TREE WORK:** | Fell T1 (Beech) due to structural defects and decay. Crown Reduce, lift and thin T2 (Sycamore). |
| **AT:** | High Beech House, 8a Crow Trees Brow, Chatburn, BB7 4AA. |
| Ribble Valley Borough Council in pursuance of its powers hereby give notice that **CONSENT HAS BEEN REFUSED** for the carrying out of the following tree work:* Crown Reduce, lift and thin T2 (Sycamore).

For the avoidance of doubt no reduction, thinning or lifting of the crown of T2 is to be carried out as there is no arboricultural evidence the works are required, and they will have a detrimental effect on T2’s amenity value. Due to the loss of T1 the amenity value of T2 is increased as the tree is more prominent within the landscape and has significant visual amenity value within the village. Ribble Valley Borough Council in pursuance of its powers hereby give notice that **CONSENT HAS BEEN GRANTED** for the carrying out of the following tree work:* Fell T1 (Beech) due to structural defects and decay
* Crown clean T2 (Sycamore) to remove all of the dead or diseased wood

 1. All tree work hereby granted consent shall be in accordance with BS3998 for tree work.

 Reason: To safeguard the health and appearance of the tree being retained.2. All works granted consent must be completed within 2 years of the date of consent. Reason: Required in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.1. 2 x replacement Beech trees shall be planted in the immediate vicinity of T1 within 12 months of the completion of felling works undertaken by permission of this consent.

 Reason: In order to preserve the visual amenity of the trees that at present exist on the site |
|  |

**Appeal**

There is a right of appeal against the refusal of consent and the attached conditions.

|  |
| --- |
| John Macholc **pp 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.