

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

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Town and Country Planning Act 1990

CIRCULAR 18/84 CONSULTATION

APPLICATION NO: 3/2021/0222

DECISION DATE: 05 March 2021

DATE RECEIVED: 25 February 2021

APPLICANT:

Jonathan Haine
Lancashire County Council
Development Management
Room CH3:09
P O Box 100
County Hall
Preston
PR1 0LD

AGENT:

DEVELOPMENT PROPOSED:

Consultation on LCC application LCC/2020/0075 (viewable via LCC website) for construction of four kiosks and widening/modifications to existing access road (in connection with other improvements to existing waste water treatment works to be carried out under permitted development rights.

AT: Wilpshire Waste Water Treatment Works Ribchester Road Wilpshire BB1 9HQ

The Council, in pursuance of its planning powers, hereby raises no objection to the proposal referred to in the schedule above and wish to make the following comments.

It is considered that based on the information put forward and having regard to the landscaping proposals submitted to mitigate the trees and vegetation being removed that the council offers no formal objection. However, the Council suggests that the replacement hedgerows be planted with the Lancashire Hedgerow mix which comprises of (70%) Hawthorn, (16%) Blackthorn, (7%) Hazel & (7%) Guelder-Rose.

The trees protected under the Land Lying on the South side of Ribchester Road, Clayton-le-Dale, Tree Preservation Order 2020 and it is regrettable that these are to be felled and it should be emphasised that the 4 trees being planted in their immediate vicinity Alder, Aspen and 2 Rowen as mitigation, will be subject to the above TPO protection and the Order will be varied to show this once the trees have been planted.

The Council would also request that sufficient bird and bat boxes incorporated throughout the site as per the ecology report to add to biodiversity.

Should permission be granted the developer is asked to work with the local community to minimise any disruption during the construction phase.

John Machole

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.