



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2021/0355
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 26 May 2021

Location: Key Hills Martin Top Lane Rimington BB7 4EG
Proposal: Discharge of conditions 4 (Boundary walls, gates and fencing) and 5 (Landscaping) 14 and 15 (Materials) for planning application 3/2017/1225.

I write in response to your application to discharge the conditions pursuant to planning approval

APPLICATION NO. 3/2021/0355

DECISION DATE: 26/05/2021

Conditions 4,5,14 and 15

Condition 4 (Boundary walls, gates and fencing) is partially discharged insofar that the submitted details are considered acceptable as follows:

Dry stone wall - built in natural Lancashire stone

Garden gate dividing front and rear of dwelling - built from timber

Electric Sliding Gate - Aluminium in grey and composite wood panels in grey

Stock Proof Fence - Steel Net, barbed wire top strand, and wooden posts 1.2m apart, 4ft high.

The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 5 (Landscaping) is partially discharged insofar that the submitted details are considered acceptable as follows:

Decking - composite grey decking

Patio area - Indian flag stone

Entrance Court - resin bonded drive

Lawn Area - hardwearing grass seed mix spread 35g per metre square

Hawthorn Hedge - spacing of 5 plants per metre in a staggered formation

Bedding plant area - mix of Hebe, Azalea, Lavender, Heuchera and ornamental grasses

The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 14 (Materials) is partially discharged insofar that the submitted details are considered acceptable as follows:

Area of hard standing for highway access - Natural Lancashire Stone

The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

Condition 15 (visibility splay) is partially discharged insofar that the submitted details are considered acceptable as follows:

Visibility splay - gateposts located at the access positioned 5 metres behind the nearside edge of the carriageway, visibility splay walls erected from the gateposts to the existing highway boundary at 45° to the centre line of the access, sliding gates open horizontally

The condition requires that the development be carried out in accordance with the approved details. Upon the development having been completed in strict accordance with the approved details this condition shall be considered fully discharged.

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John Machole

pp NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr and Mrs Wilkinson
Key Hills
Martin Top Lane
Rimington
Clitheroe
BB7 4EG

Agent

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

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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.