

Pre-Hearing Note

APPEAL REF: APP/T2350/W/24/3336809

Quarry Bank, Abbott Brow,

Quarry Bank, Abbott Brow, Mellor, Lancashire BB2 7HU

Appellant: Mr Kevin Taylor

Local Planning Authority: Ribble Valley Borough Council

Background

1. A one-day hearing relating to the above appeal will take place at **1000 on Thursday 16 May 2024**. It will take place in a meeting room at Ribble Valley Borough Council offices, Church Walk, Clitheroe BB7 2RA. It will be conducted by A M Nilsson BA Hons, Dip TP, MRTPI, who is the Inspector appointed by the Secretary of State for Levelling Up, Housing and Communities to determine the appeal. Whilst it is very likely that the hearing will be finished within one-day, it would be helpful if the parties ensured that they were also available the next day just in case things overrun.
2. The purpose of this pre-hearing note is to explain how the event will operate in a fair, open and transparent way and what should be done to ensure it runs smoothly.

Format

3. The Inspector will start the event by running through several preliminary matters. A preliminary agenda is at the end of this note, but it could well change. The Inspector will issue a final version shortly before the event.
4. The hearing will be run as a structured discussion with the Inspector asking a series of questions in respect of the main issues. All parties who so wish, will be given an opportunity to speak.

Hearing Participants

5. It is clearly anticipated that at the very least the local planning authority (LPA) and the appellant will attend the hearing. The main parties have been asked to confirm the names of those who will be taking part in the hearing.

Drawings and Late Evidence

6. The Inspector wishes to thank the main parties for the submission of a completed Statement of Common Ground (SoCG). This will greatly assist in

the smooth running of the event and focus attention on the matters in dispute.

7. The SoCG includes an agreed set of plans. The Council have, however, commented that an amended location plan has been submitted with the appeal which considerably changes the red-line boundary, and that the appellant has not given any reason for the change. If the location plan has not been agreed between the parties prior to the event, the Inspector will discuss with the parties why it has changed and if the public would be prejudiced in any way from not being consulted on this change.
8. It is not anticipated that there will be any need for additional documents to be handed up during the hearing. You should review your cases promptly to ensure that is the case. The parties are reminded of the potential consequences of the submission of late evidence from an award of costs points of view.

Site Visit

9. The Inspector will need to visit the appeal site. At this stage, the Inspector intends to close the hearing at the venue and then to undertake an Accompanied Site Visit **after the hearing on Thursday 16 May 2024**. The Inspector should therefore be accompanied by both the appellant (or agent) and a representative of the local planning authority and, where appropriate, other interested parties if they express a desire to do so at the event.
10. Unless the hearing were to be remain open for the site visit, the purpose of the site visit would not be an opportunity for anyone present to discuss the merits of the appeal. However, the Inspector may invite parties to point out physical features that they have referred to in their written evidence.

Provisional Main Issues

11. At this stage, the Inspector provisionally considers that the main considerations to be considered at the hearing are:
 - Whether or not the appeal site is in an appropriate location for housing development having regard to development plan policy and the settlement strategy;
 - Whether or not the appeal site is in a sustainable location for housing development;
 - The effect of the proposed development on the character and appearance of the area; and
 - Any other considerations including personal circumstances.

The Inspector will decide on the final main issues in terms of his decision depending on the evidence that he hears at the virtual event.

Provisional Agenda

1. Introduction and opening formalities and points of clarification.
2. Whether or not appropriate location for housing.
3. Whether or not a sustainable location.
4. Effect on character and appearance.
5. Any other considerations including personal circumstances.
6. Planning conditions (without prejudice).
7. Applications for costs (if any).
8. Arrangements for the site visit and closing.