

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

Appeal Reference: APP/T2350/W/23/3333973

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Mr Ronald Jackson

Address C/O Agent - Emery Planning
Unit 2-4 South Park Court Business Centre, Hobson Street
MACCLESFIELD
SK11 8BS

Preferred contact method Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

Name Sir / Ma Emery Planning

Company/Group Name Emery Planning

Address Units 2-4 South Park Court Business Centre
Hobson Street
MACCLESFIELD
Cheshire
SK11 8BS

Phone number [REDACTED]

Fax number [REDACTED]

Email [REDACTED]

Your reference 23-364:CP

Preferred contact method Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority Ribble Valley Borough Council

LPA reference number 3/2022/0500

Date of the application 18/05/2022

Did the LPA validate and register your application? Yes No

Did the LPA issue a decision? Yes No

Date of LPA's decision 16/06/2023

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes No

Does the appeal relate to an existing property? Yes No

Address Land to the South of Chatburn Old Road
Chatburn
Clitheroe
Grid Ref Easting: 376585
Grid Ref Northing: 443959

Is the appeal site within a Green Belt? Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Technical Details Consent for residential development of up to 9 dwellings following Permission in Principle application 3/2018/0582 and appeal APP/T2350/W/19/3223816.

Area (in hectares) of the whole appeal site [e.g. 1234.56] 0.98 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes No

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.

7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations
2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

see 'Appeal Documents' section

3. Inquiry

H. FULL STATEMENT OF CASE

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute

over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature Sir / Ma Emery Planning

Date 28/11/2023 10:17:19

Name Sir / Ma Emery Planning

On behalf of Mr Ronald Jackson

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why a hearing is necessary.
File name:	23-364 - Letter to PINS.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	23-364 - Appeal Statement with appendices - Nov 23.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Application form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	3-2022-0500 - decision notice - refused - 16.06.2023.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	1903 EX00A Location plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	1903 EX00A Location plan.pdf
File name:	6791.02 Landscape plan SUPERSEDED.pdf
File name:	1903 36A plot 1_9 elevations.pdf
File name:	Application form.pdf
File name:	1903 37A plot 2 floor plans.pdf
File name:	1903 44A plot 7 elevations.pdf
File name:	1903 30A proposed site plan SUPERSEDED.pdf
File name:	1903 40A plot 4_5 plans and elevs.pdf
File name:	1903 39A plot 3_6 plans and elevs.pdf
File name:	1903 43A plot 7 floor plans.pdf
File name:	1903 41A plot 8 floor plans.pdf
File name:	1903 42A plot 8 elevations.pdf
File name:	1903 38A plot 2 elevations.pdf
File name:	Tree Constraints Report March 2022.pdf
File name:	1903 50A Site Section 1 of 2.pdf
File name:	DRAINAGE STRATEGY-100-1.pdf

File name: 1903 EX01A existing site .pdf
File name: 1903 35A plot 1_9 floor plans.pdf
File name: 1903 DAS 220518.pdf
File name: 1903 51A Site Section 2 of 2.pdf
File name: 2021-380 Ecology Report 22.02.22.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name: 23-364 - Appeal document list.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name: 23-364 - Appeal document list.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name: 1903 52A Additional Site Sections.pdf
File name: 1903 31A proposed site plan dimensioned.pdf
File name: 1903 30B proposed site plan SUPERSEDED.pdf
File name: 6791.02A Landscape plan.pdf
File name: Email to Reception - Great Places - 13.06.2022.pdf
File name: Email to Onward - 13.06.2022.pdf
File name: Email to C Smith - Great Places - 13.06.2022.pdf
File name: Email to C Curtis - Great Places - 13.06.2022.pdf
File name: Email to H Spencer - Great Places - 13.06.2022.pdf
File name: Correspondence - 01.07.22 - Jigsaw.pdf
File name: Correspondence - 01.07.22 - Mosscaire St.Vincent's.pdf
File name: Correspondence - 01.07.22 - Onward Homes.pdf
File name: Correspondence - 09.07.22 - Jigsaw.pdf
File name: Correspondence - 09.07.22 - Mosscaire St.Vincent's.pdf
File name: Correspondence - 09.07.22 - Great Places.pdf
File name: Correspondence - 09.07.22 - Onward Homes.pdf
File name: Correspondence - 09.07.22 - Progress Group.pdf
File name: DTPC J1050 Old Rd junction TRO fig 1-A4 500 SUPERSEDED.pdf
File name: DTPC J1050 Access Layout and PROW fig 1 SUPERSEDED.pdf
File name: 1903 30C Proposed site plan SUPERSEDED.pdf
File name: J1050-TN2 Technical Note SUPERSEDED.pdf
File name: DTPC J1050 Old Rd junction TRO fig 1-A4 500.pdf
File name: DTPC J1050 access layout and PROW fig SUPERSEDED.pdf
File name: 1903 30D Proposed site plan SUPERSEDED.pdf
File name: J1050-TN3 Technical Note.pdf
File name: J1050 access layout and PROW fig 1 rev A oct 2022.pdf
File name: 1903 30E Proposed site plan.pdf
File name: 103 LONG SECTIONS 103-2C.pdf
File name: 103 ROAD LEVELS AND CONTOURS-103-1C.pdf
File name: 102 SITE SECTIONS-102-2C.pdf
File name: Financial Viability Assessment - Executive Summary.pdf
File name: Financial Viability Assessment - Full report.pdf
File name: 2023-01-20 LPA Viability Appraisal.PDF
File name: 2023-01-20 LPA Viability Report.pdf
File name: Legal opinion - 23.02.13.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

File name: 23-364 - Appeal document list.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 07. A copy of the design and access statement sent to the LPA.

File name: 1903 DAS 220518.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 08. A copy of a draft statement of common ground.

File name: DRAFT Statement of Common Ground - Chatburn Old Road .docx

File name: DRAFT Statement of Common Ground - Chatburn Old Road .pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

File name: 1903 53B plot 7 site section.pdf

File name: 1903 30F proposed site plan.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

File name: 23-364 - Appeal document list.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.

File name: Email trail 1 - 16.06.2022.pdf

File name: Email trail 4 - 15.11.2022.pdf

File name: Email trail 3 - 17-24.10.2022.pdf

File name: Email trail 5 - 06.02.2023.pdf

File name: Letter to LPA 22.08.2022.pdf

File name: Letter to LPA 28.06.2022.pdf

File name: Letter to LPA 17.10.2022.pdf

File name: Letter to LPA 01.03.2023.pdf

File name: Email trail 11 - 27.06.2022.pdf

File name: Email trail 10 - 01-09.07.2022.pdf

File name: Email trail 8 - 12.05-06.06.2023.pdf

File name: Email trail 9 - 10-14.02.2023.pdf

File name: Email trail 7 - 10-20.02.2023.pdf

File name: Email trail 2 - 30.09-19.10.2022.pdf

File name: Letter to LPA 09.02.2023.pdf

File name: Email trail 6 - 10.02.2023.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: (a) the relevant outline application;

File name: PIP - Application form.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 11.b. All plans sent at outline application stage.

File name: PIP - Location plan.pdf

File name: PIP - Letter to LPA 03.09.2018.pdf

File name: PIP - Supplementary Planning Statement.pdf

File name: PIP - Planning Statement.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 11.c. The original outline planning permission.

File name: PIP - Appeal decision 3223816.pdf

File name: PIP - Decision notice.pdf

Completed by

SIR / MA EMERY PLANNING

Date

28/11/2023 10:17:19