



Ribble Valley  
Borough Council

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REGISTER OF ENFORCEMENT AND STOP NOTICES AND OTHER ENFORCEMENT ACTION  
(KEPT PURSUANT TO SECTION 188 OF THE TOWN AND COUNTRY PLANNING ACT 1990)

ENFORCEMENT NOTICES								
Address of land/map reference	Name of Issuing Authority	Date of issue	Date of service of copies of the notice	Statement/Summary of the breach of planning control alleged and the requirements of the notice, including period within which any required steps are to be taken	Date Notice takes effect	Information on postponement of date notice takes effect by reason of section 175(4) of TCPA 1990 (appeals and supplementary provisions) and date of the final determination or withdrawal of any appeal	Date of service and, if applicable, of withdrawal of any stop notice referring to the enforcement notice, together with statement/summary of the activity prohibited by any stop notice	Date, if any, on which the local planning authority is satisfied that steps required by the notice have been taken.
Highfield, Garstang Road, Chipping	RVBC	23 March 1976	*	The construction without planning permission, of an extension to the existing dwelling known as Highfield, Garstang Road, Chipping involving the continuation of the roof of the	28 days from the date of service	*	*	Complied *

				<p>dwelling over the existing ground floor, lounge and the formation in the new roof space of two additional bedrooms including the construction of a dormer window on both sides of the double pitch roof.</p> <p>The demolition and removal of the works specified and the making good and reinstatement of the dwelling to its former condition, size and appearance immediately before the said works commenced.</p>				
'Penryn' Clitheroe Road Barrow Nr Whalley Lancs	RVBC	4 August 1981	*	<p>The siting and use of a mobile caravan for residential purposes without planning consent within the area edged red on the plan.</p> <p>The cessation of the use of the caravan for residential accommodation and its removal from the site within 56 days of the notice taking effect.</p>	28 days after service of the notice	*	*	*
Brick House Restaurant, Chipping	RVBC	22 January 1982	*	<p>By carrying out without detailed planning permission of building operations in connection with the conversion of a barn to a club house, with extensions at Brick House Restaurant, Chipping.</p> <p>The steps required to be taken: The dismantling of all building works carried out and the removal of the site of all building materials used in connection with the said building within a period of 28 days from 22 February 1982.</p>	28 days from 22 February 1982	*	*	*

Longridge Road at land adjacent to 26 Longridge Road, Chipping	RVBC	15 July 1983	*	<p>The carrying out without planning permission, of an engineering operation by the laying out and construction of an access road and the formation of a vehicular access.</p> <p>The taking up of the access road, the stopping up of the vehicular access on to Longridge Road and the restoration of the land to its condition before the development took place, within a period of 28 days from 19 August 1983</p>	19 August 1983	*	*	Complied *
Moss Side Farm, Chipping	RVBC	4 January 1984	*	<p>The carrying out, without planning permission, of a building operation, namely the erection of a steel frame and steel clad building.</p> <p>The demolition of the said building and the removal from the site of all materials used in the construction of the said building with a period of 56 days from 6 February 1984</p>	6 February 1984	*	*	Complied
Land rear of 1 Commons Lane, Balderstone	RVBC	16 November 1984	*	<p>The making without planning permission of a material change in the use of the land at the rear of 1 Commons Lane, Balderstone, from the use for agricultural purposes to use for residential purposes.</p> <p>To cease using the said land for residential purposes within a period of 28 Days from 17 December 1984</p>	17 December 1984	*	*	Complied
Lane rear of 1 Commons Lane, Balderstone	RVBC	1 December 1986	*	The carrying out without planning permission, of building and engineering operations, by the	2 January 1987	*	*	Complied*

				erection of a shed, the erection of a retaining wall, the excavation of soil and the construction of a hardstanding area.  To demolish the shed and the retaining wall, and remove all materials used in their construction from the site and to take up the hardstanding area, level the site and replant with grass so as to restore the land to the condition before the breach of planning control took place within a period of three months from 2 January 1987.				
Land and Buildings at Crooked Field Barn Chaigley	RVBC	12 March 1991	*	The making of a material change of use of land and buildings, by the use of the land and buildings for purpose of construction, assembly and repair of motorised horse boxes.  The cessation of the use of the land and buildings for construction, assembly and repair of motorised horse boxes, and the return of the land and buildings to a state fit for agricultural use within 90 days from the notice taking effect.	28 April 1991	Appeal on the grounds set out in Section 174(2) (a) (g) & (h) of the 1990 Act.  24 January 1992 - Final determination of appeal. Dismissed but varied notice to allow 9 months for compliance.	*	Complied*
Land at the rear of the Pendle Hotel, Chatburn	RVBC	19 July 1991	*	The making of a material change of use of land by the stationing of a static caravan used for residential purposes.  The removal of the said static caravan and the cessation of the use of land for residential purposes within 56 days from the date the notice takes effect.	23 August 1991	*	*	*

The Land at Bramley Croft, Whalley shown edged red on the plan	RVBC	4 May 1994	*	<p>Without planning permission the erection of a timber single storey building.</p> <p>Remove the building, supports and paved pathway thereto. Time for compliance – one month after notice takes effect.</p> <p>Remove from the site all materials connected with the structure and return the land to its condition before the breach took place. Time for compliance – six weeks after this notice takes place.</p>	6 June 1994	*	*	*
The North western corner of field (OS number 6867) situated adjacent to Woodgates Farm off Fiddlers Lane, Chipping.	RVBC	31 July 1996	*	<p>Without planning permission the commencement of building operations for the erection of an agricultural building located in the approximate position marked with a cross on the attached plan.</p> <p>1. Demolish the existing block work walls and hard standing. Time for compliance – 4 weeks from the date the notice takes effect.</p> <p>2. Remove entirely from the land all materials resulting from the compliance with number 1 above. Time for compliance eight weeks from the date this notice takes effect.</p> <p>3. Restore the land to its former levels and condition prior to the breach taking place by levelling the site and re-seeding it with grass. Time for compliance – six months from the date this notice takes effect.</p>	2 September 1996	*	*	*

The dwelling house known as Westmeath at Jacksons Bank Road, Balderstone.	RVBC	18 September 1996	*	<p>(Operational Development)</p> <p>Without planning permission the extension and modification of Westmeath to create a large extension which appears to form a separate residential unit.</p> <ol style="list-style-type: none"> <li>1. Remove extension.</li> <li>2. Time for compliance 12 weeks from the notice taking effect.</li> <li>3. Remove from the land all building materials and rubble arising from compliance with the first requirement above, and restore the land to its condition before the breach took place by levelling the ground and re-seeding it with grass.</li> <li>4. Time for compliance - 24 weeks after this notice takes effect.</li> <li>5.</li> </ol>	18 October 1996	*	*	*
The agricultural land, ordinance survey field number 3000 situated adjacent to the C354 Clitheroe to Chipping road at Crooked Field, Chaigley	RVBC	13 January 1997	*	<p>Without planning permission, change of use of the land from agricultural use to that of a mixed use of agriculture and the siting and storage of a touring caravan.</p> <p>Remove the caravan entirely from the land. Time for compliance seven days from the date the notice takes effect</p>	17 February 1997	*	*	Complied*
Moss Lane, Pale Farm, Chipping	RVBC	11 July 1997	*	The demolition and rebuilding of a significantly greater proportion of the original fabric of the structure than authorised under planning permission 3/97/0108/P	15 August 1997	*	*	*

				<p>That the proposal , by virtue of the extent of demolition, no longer constitutes conversion but represents the erection of a dwelling in the open countryside</p> <p>Requirements are to: Demolish the structure, remove the materials from site and restore the land to a level state.</p>				
That parcel of agricultural land field number 5426 located off Main Street, at Bolton By Bowland shown edged in red on plan	RVBC	13 May 1998	*	<p>Without planning permission, change of use of the land from agricultural use to that of a mixed use of agriculture and as an open storage area of timber, sand, various internal and external wooden doors, bricks, sinks, bathtubs and scrap metal items such as radiators, gates etc and the siting of a wooden cabin on the land.</p> <p>Remove from the site all of the stored items as identified in paragraph 3 above restoring the land to open pasture. Time for compliance 42 days from the notice taking effect.</p> <p>Cease the use of this land for the storage of the above items. Time for compliance – 42 days from the date this notice takes effect.</p>	11 June 1998	*	*	*
Land at Clitheroe Road, Chatburn	RVBC	13 Spetembe r1999	*	<p>Without planning permission, change of use of the land from vacant area of general industrial land to land for the display and sale of motor vehicles.</p>	13 October 1999	*	*	*

				Cease the use of the land in question for the display and sale of motor vehicles.				
Land around Glebe House, Bolton By Bowland	RVBC	22 November 1999	*	The condition of the land is such as to adversely affect a part of their area.  Remove all items, translucent sheeting, window frames, doors, piping, timber, rubble, stone slabs and kerbing etc within 14 days of the notice taking effect.	22 December 1999	*	*	Complied*
Loudside Cottage, Longridge Road, Chipping	RVBC	25 January 2001	*	Without planning permission the construction of two linked piked roof dormers on the western elevation of the property.  (a) Remove the dormers and modify the roof structure to that approved under planning application reference no. 3/94/0782/P. (b) Time for compliance - six months from the date this notice takes effect. (c)	2 March 2001	*	*	*
The hard surfaced area adjacent to the entrance to Pendle Trading Estate at Chatburn	RVBC	6 December 2002	*	Without planning permission change of use of the land identified above from a hard standing area to a site for the positioning of metal rubbish skips and the storage of various items such as metal frames, machinery, storage tanks etc.  Cease the use of the land identified above as a site for the positioning of rubbish skips, remove the skips, together with the above metal items, rubbish	8 January 2003	*	*	Complied *



				and linked fencing and maintain the site in a neat and tidy condition.				
Single storey extension at Forest Becks Farm, Bolton By Bowland	RVBC	21 November 2003	*	Without planning permission the erection of a single storey extension to the south east gable of the premises.  Remove the extension. Time for compliance 12 weeks from the notice taking effect.  Remove from the land all building materials/rubble etc resulting from the first requirement above. Time for compliance 18 weeks from the notice taking effect.	23 December 2003	*	*	*
The agricultural land adjacent to 2 Goose Lane Cottages at Chipping.	RVBC	5 December 2008	*	Without planning permission, change of use of the land from agricultural meadow land to domestic garden by the short mowing of the grass, the siting of timber play equipment and a garden shed.  Remove the children's play equipment, the timber shed and cease the short mowing of the grass, thus enabling the area to adopt the appearance of the surrounding meadowland.  Time for compliance – 3 months from the date the notice takes effect.	5 January 2009	*	*	*
Old Chapel Barn, Preston Road, Alston, Preston, PR3 3BL	RVBC	15 August 2011	*	Without planning permission, the insertion of a first floor window in the roadside gable elevation of the property.	16 September 2011	*	*	*

				Remove the timber casement window, and the stone head, cill and jambs in their entirety from the gable elevation.				
Land near to the Game Keeper's/Fisher man's cottages within Gisburne Park, Gisburn, Lancashire, BB7 4HN	RVBC	10 April 2014	10 April 2014 by first class post	Without planning permission the unauthorised erection of a stable block, covered midden and fencing. Remove the stable block, covered midden, boundary fencing and all resultant materials and debris from the site to outside of the boundary of the Gisburne Park historic park and garden registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.	26 May 2014	-	-	4 February 2016
The building known as Wilkinsons Farmhouse, Simonstone Lane, Simonstone, Burnley, BB12 7NX	RVBC	17 April 2015	17 April 2015 by first class post	Without listed building consent, removing three existing windows, and replacing them with two stone mullion windows.  Remove the stone window surrounds, window frames and window glazing from the bay 3, ground floor, north- east wall (building elevation to Simonstone Lane).  Install three new window surrounds at the bay 3,	29 May 2015	Appeal lodged 14 May 2015 on ground that listed building consent should have been given.  Appeal Granted 30 September 2015 and listed building consent granted.	-	Listed Building Consent Granted on 30 September 2015

				<p>ground floor, north- east wall (building elevation to Simonstone Lane) in the wall location and of the size, proportion and external finish shown in the 'existing' information included in listed building consent application 3/2013/0122 and the attached annotated photographs. This installation shall include the building-up of the surrounding wall face in sandstone stonework of colour, dressing and coursing to match the stonework of the remnant bay 3, ground floor, north- east wall (building elevation to Simonstone Lane).</p> <p>Install three new window frames at the bay 3, ground floor, north- east wall (building elevation to Simonstone Lane) in the location and of the size, proportion, materials and external finish shown in the 'existing' information included in listed building consent application 3/2013/0122 and the attached annotated photographs.</p> <p>Install new window single glazing in the three window frames at the bay 3, ground floor, north- east wall (building</p>				
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				elevation to Simonstone Lane).				
Wiswell Shay Farm, Wiswell Lane, Whalley, Lancashire, BB7 9AF	RVBC	26 May 2016	26 May 2016 by first class post	Without planning permission the unauthorised erection of walls exceeding: <ul style="list-style-type: none"> <li>• 1 metre in height facing the highway between the locations marked A &amp; B on the attached plan; and</li> <li>• 2 metres in height at the locations marked X on the attached plan.</li> </ul> Reduce the height of the wall to: <ul style="list-style-type: none"> <li>• less than 1 metre in height facing onto the road between the locations marked A &amp; B on the attached plan; and</li> <li>• less than 2 metres in height at the locations marked X on the attached plan.</li> </ul>	1 July 2016	Appeal lodged and dismissed save for the time for compliance being extended to 6 months. Appeal decision dated 14 December 2016		
Land at Timothy House Farm, Whalley Road, Hurst Green, Clitheroe, BB7 9QL	RVBC	14 September 2016	19 September 2016 by first class post and by hand	Without permission, the material change of the use of the Land from use for agriculture to a mixed use of the Land comprising land used for agriculture and for the stationing of a static caravan on the Land for	29 October 2016	Appeal lodged and dismissed save for the time for compliance being extended to 6 months. Appeal decision dated 18 May 2017	-	Complied – 22 May 2018

				residential use, not reasonably required for agriculture.				
Land at Demesne Farm, Newsholme, Gisburn, Lancashire	RVBC	9 June 2017	12 June 2017 by first class post and by hand	Without permission, the material change of the use of the Land from use for agriculture to a mixed use of the Land comprising land used for agriculture and for the stationing of a static caravan on the Land for residential use.	14 July 2017	Appeal lodged and temporary permission granted 5 June 2018	-	-
12 Poplar Drive Longridge Preston PR3 4HS	RVBC	30 September 2019	30 September 2019 By first class and registered post	Without planning permission, the infill of four existing windows on the front elevation of the dwellinghouse erected on the Land and replacement with two smaller windows  Remove the two windows on the front elevation facing the highway and reinstate the four original windows (or windows matching the original windows in dimensions, style and material  Time for compliance – 13 weeks from the date the notice takes effect	1 <sup>st</sup> November 2019			
Bolton Peel Farm by Bowland Road Bolton By Bowland Clitheroe BB7 4NJ	RVBC	8 November 2019	8 November 2019 By first class post	Without planning permission the erection of an open sided timber shelter with timber decking floor attached to the eastern elevation of an existing barn in the approximate	12 December 2019			

				<p>position shown on the attached plan</p> <p>(i) Remove the building and decking.</p> <p>(ii) Remove from the land all building materials and rubble arising from compliance with requirement (i) above and restore the land to its condition before the breach took place by re-seeding and re-planting as appropriate</p> <p>Time for compliance</p> <p>(i) 12 weeks from the date of this noticed takes effect</p> <p>(ii) 24 weeks from the date this notice takes effect</p>				
18 Netherwood Gardens Brockhall Village Old Langho Blackburn BB6 8HR	RVBC	6 January 2020	6 January 2020 By first class post	<p>Without planning permission, the unauthorised conversion of an open balcony at first floor level to the front of the property into an enclosed glazed balcony.</p> <p>(i) Remove the glass panel, roofing and all other associated works installed over the</p>	5 February 2020			

				<p>rendered wall of the balcony.</p> <p>(ii) Reinstate the balcony area and the roof to its previous form similar to that shown in the attached photograph.</p> <p>Time for compliance</p> <p>(i) 12 weeks from the date of this noticed takes effect</p>				
Alston Hall, Alston Lane, Alston, Preston, PR3 3BP	RVBC	1 September 2020	1 September 2020	Without planning permission, the unauthorised erection of a building in the position marked X in the plan accompanying this notice.	9 October 2020			
Land at Chipping House Estate, Hesketh Lane, Chipping, Preston, PR3 3TH	RVBC	18 September 2020	18 September 2020	<p>Without planning permission, the material change of use of part of the land from use for agriculture and for the siting of a storage container in the approximate position marked X on the plan.</p> <p>Remove the storage container and cease the use of the land for siting the container.</p> <p>Time for compliance</p> <p>4 weeks from the date the notice takes effect.</p>	21 October 2020			

<p>Land at Brotherton Barn, lying to the north east of Baygate Farm, Bolton by Bowland Clitheroe BB7 4PQ</p>	<p>RVBC</p>	<p>14 January 2021</p>	<p>14 January 2021</p>	<p>On 16<sup>th</sup> July 2008 planning permission was granted by the Council under reference number 3/2008. One of the conditions was that the units of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation, and that a register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.</p> <p>It appears to the Council that the condition has not been complied with, because two of the units of accommodation have been occupied by one person or group of people for a continuous period of more than 3 months in any one year for the purpose of use as permanent accommodation.</p> <p>Breach of this condition is considered to be contrary to Key Statements DS1 and DS2 and Policies DMG2</p>	<p>16 February 2021</p>			
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				<p>and DMH3 of the Ribble Valley Core Strategy by the creation of a new residential dwelling in the Forest of Bowland AONB without sufficient justification or identified need.</p> <p>Further, such residential use is an unsustainable development in a location which does not benefit from adequate walkable access to local services or facilities, placing further reliance on the private motor vehicle, contrary to the aims and objectives of the adopted Core Strategy and the NPPF presumption in favour of sustainable development.</p> <p>You must cease permanent residential use of the units, and use of the units other than for holiday use in accordance with the approved condition.</p> <p>Time for compliance</p> <p>3 months from the date this notice takes effect.</p>				
Land at Carr Hall, Whalley Road, Wilpshire Blackburn BB1 9LJ	RVBC	10 February 2021	10 February 2021	Without planning permission, the erection of a large metal Structure/building in the approximate position shown and marked X on the attached plan.	15 March 2021			

			<p>It appears to the Council that the above breach of planning control has occurred within the last four years.</p> <ul style="list-style-type: none"><li>• The structure/building in question was substantially completed less than four years ago.</li><li>• The site is within the approved green belt where, with certain exceptions which do not apply in this case, there is a strong presumption against any development.</li><li>• The structure/building appears as an intrusion in this otherwise mainly open, rural landscape.</li><li>• The development is contrary to Key Statement EN1 in that the development compromises the openness of the green belt and Policy DMG1 in that it is incongruous and harmful to the visual amenities of the area.</li></ul> <p>The Council consider that planning permission should not be given, because planning conditions could not overcome these</p>				
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				<p>objections to the development</p> <p>You must</p> <p>(i) Remove the metal structure/building</p> <p>(ii) Remove from the land all building materials and rubble arising from compliance with requirement (i) above</p> <p>Time for compliance</p> <p>4 weeks from the date this notice takes effect.</p>				
Land at Gabbot's Farm, Ribchester Road, Dinckley, Blackburn, BB6 8AH	RVBC	28 September 2021	28 September 2021 By first class post	<p>Without planning permission, the unauthorised erection of buildings and structures on the land.</p> <p>It appears to the council that the above breach of planning control has occurred within the last four years.</p> <p>The development is located within the open countryside and results in new built form which erodes the openness of the area. The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.</p> <p>The Council seeks to locate new development through the re-use</p>	1 November 2021			

				<p>of existing buildings to maintain the open, rural character of the landscape.</p> <p>The unauthorised development adversely affects the visual amenity of the area, is not sustainable development and results in significant harm to the open countryside.</p> <p>Without the benefit of planning permission, the development is contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy, and paragraph 174 of the National Planning Policy Framework (recognising the intrinsic character and beauty of the countryside).</p>				
Plots 1-5 Black Bull Hotel, Church Street, Ribchester, Preston, Lancashire, PR3 3ZG (also known as The Close)	RVBC	16 November 2021	16 November 2021 By first class post	<p>It appears to the Council that condition 2 planning permission 3/2017/0910 has not been complied with because development has commenced on plots 1-5 on the Land without a scheme for affordable housing having been submitted to and approved in writing by the Council as Local Planning Authority.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>The buildings are located in Ribchester where the</p>	17 December 2021			Complied

				<p>Council's policy requires developments of five or more dwellings to include provision for 30% affordable units on the site, and none of the seven dwellings have been agreed or offered to be affordable units.</p> <p>The development is contrary to Key Statement H3 (affordable housing) of the Council's Adopted Core Strategy and Key Statement DS1 in that the dwellings do not provide for proven local needs.</p> <p>You must:</p> <p>(a )Submit a scheme for the provision of affordable housing in accordance with condition 2 of planning permission 3/2017/0910 for approval by the Council as Local Planning Authority.</p> <p>(b)Cease all marketing and permit no residential occupation of the dwellings on the Land until such time as the Council has issued its written approval</p>				
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				<p>of the scheme submitted under a) above.</p> <p>Time for compliance</p> <p>1 month from the date this notice takes effect.</p>				
Plots 6 and 7 Blackburn Road Ribchester, Preston, Lancashire, PR3 3YP (also known as The Close)	RVBC	16 November 2021	16 November 2021 By first class post	<p>It appears to the Council that condition 19 planning permission 3/20104/0240 has not been complied with because development has commenced on plots 6 and 7 on the Land without a scheme for affordable housing having been submitted to and approved in writing by the Council as Local Planning Authority.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>The buildings are located in Ribchester where the Council's policy requires developments of five or more dwellings to include provision for 30% affordable units on the site, and none of the seven dwellings have been agreed or offered to be affordable units.</p> <p>The development is contrary to Key Statement H3 (affordable housing) of</p>	17 December 2021			Complied *

				<p>the Council's Adopted Core Strategy and Key Statement DS1 in that the dwellings do not provide for proven local needs.</p> <p>You must:</p> <p>(a )Submit a scheme for the provision of affordable housing in accordance with condition 19 of planning permission 3/2014/0240 for approval by the Council as Local Planning Authority.</p> <p>(b)Cease all marketing and permit no residential occupation of the dwellings on the Land until such time as the Council has issued its written approval of the scheme submitted under a) above.</p> <p>1 month from the date this notice takes effect.</p>				
The Building known as The Punch Bowl Inn, Longridge Road, Hurst Green, BB7 9QW	RVBC	2 March 2022	2 March 2022 By first class post	The Punch Bowl Inn is a Grade II Listed Building, which is an important heritage asset as it is an example of an authentic C18th and C19th building which evidences its past	4 April 2022			

				<p>uses, including domestic cottages, an inn and farming. Its historic value relates to the manner in which the building conveys a sense of lifestyles from C18th and C19th. It is also a local well known historic landmark prominent on the roadside. The building contributes to the historic character of the local area constructed out of local materials with vernacular elements which reflect the characteristics of other historic buildings in the locale.</p> <p>The Council is of the view that it is expedient to take enforcement action, having regard to the effects of the works on the character of the Building as one of special architectural and historic interest. The unauthorised demolition of the Building has led to the total loss of a designated heritage asset and is contrary to paragraphs 200 and 201 of the NPPF, Core Strategy Policy DM5 and Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990</p>				
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				<p>You must:</p> <p>Restore the Building to its former state, as detailed in the existing elevation drawings and in the location shown on the location plan.</p> <p>12 months from the date this notice takes effect.</p>			
<p>Land adjoining Hawkshaw Farm Longsight Road Clayton Le Dale Blackburn Lancashire BB1 9 DW also known as the Rann Woodland Saccary Lane Mellor Blackburn Lancashire</p>	RVBC	25 May 2022	25 May 2022 By first class post	<p>Without planning permission, construction and substantial development of an access track, installation of a drainage system on the land, the installation of shipping containers on the land and creation of areas of hardstanding.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last four years.</p> <ul style="list-style-type: none"> <li>• The development and engineering works in question were substantially completed less than four years ago.</li> <li>• The development appears as an intrusion in this otherwise rural landscape.</li> <li>• The development is contrary to development plan policies</li> <li>• Key Statement DS1 – Development Strategy.</li> </ul>	1 <sup>st</sup> July 2022		Complied - 11 May 2023

				<ul style="list-style-type: none"> <li>• Key Statement DS2 – Presumption in Favour of Sustainable Development.</li> <li>• Key Statement EN2 – Landscape</li> <li>• Key Statement DM12 – Transport Considerations</li> <li>• Key Statement DMG1 – General Considerations</li> <li>• Key Statement DMG2 – Strategic Considerations</li> <li>• Policy DMG3 – Transport and Mobility</li> <li>• Policy DME1 – Protecting Trees and Woodlands</li> <li>• Policy DME1 – Landscape and Townscape Protection.</li> </ul> <p>The council consider that planning permission should not be given because planning conditions could not overcome these objections to the development.</p> <p>You must</p> <ol style="list-style-type: none"> <li>(i) Remove the containers, drainage works and driveway.</li> <li>(ii) Remove from the land all building materials and rubble arising from compliance with requirement (i) above and restore the land to its condition before the breach took place by levelling the ground and re-seeding it with grass,</li> </ol>				
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				<p>and plant trees to replace any removed during the unauthorised works.</p> <p>12 weeks and 52 days from the date this notice takes effect.</p>				
Land at Winton, 145 Whalley Road Wilpshire BB1 9NE	RVBC	14 November 2022	14 November 2022 By first class post	<p>On June 2018, planning permission was granted by the Council under reference number 3/2017/1177 for the retention of unauthorised change of use of five steel containers into one temporary ancillary residential unit subject to conditions.</p> <p>One of those conditions (condition 4) was that the permission was granted for a temporary period expiring on 6 September 2019. On or before this date, the unit shall be removed from the site and the land restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.</p> <p>It appears to the Council that the condition has not been complied with, as the containers were not removed by 6 September 20189 and</p>	1 January 2023 unless an appeal is made against it beforehand.			Complied 02/06/2023

				<p>remain in place at the date of the issue of this Notice.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>The containers, by virtue of their scale, design and external appearance, result in the introduction of an incongruous, anomalous and discordant form of development that fails to respond positively to the character of the area and results in development which fundamentally and significantly compromises the visual and spatial openness of the Green Belt.</p> <p>'Very special circumstances' have not been demonstrated that would outweigh the identified harm to the Green Belt.</p> <p>The development is contrary to development plan policy DMG1 and Key Statement EN1 (Adopted Ribble Valley Core Strategy) and paragraphs 147-150 of the National Planning Policy Framework.</p>				
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				<p>The council do not consider that there should be any relaxation of the condition in question.</p> <p>You must:</p> <p>Remove the containers from the Land.</p> <p>The period for compliance with the steps set out in paragraph 5 is four months from the date this notice takes effect.</p>				
Land at Garth Cottage, Clitheroe Road, Mitton, Clitheroe BB7 9PH	RVBC	8 February 2023	8 February 2023	<p>On 5 April 2012 planning permission was granted by the Council under reference number 3/2012/0135 for the proposed demolition of existing cottager and replacement with a new dwelling subject to conditions.</p> <p>One of those conditions (condition 2) was that the permission shall relate to the development as shown on drawing no. REN/01 Dwg 02B – proposed plans and elevations (drawing).</p> <p>It appears to the Council that the condition has not been complied with, because the building has not been constructed in accordance with the approved drawing.</p>	14 March 2023			

				<p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>The breach of planning control consists of the erection of a development not in compliance with the approved plans. The breach has resulted in the two dwellings within an unsuitable location. The development is contrary to Key Statements DS1 and DM12 and Policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.</p> <p>You must take all necessary steps to alter the property so that it physically complies with the drawing, including but not limited to removal of the kitchen and all units, sinks and cookers and food preparation areas as the south end of the property, creation of the utility room and separate lounge at the south end of the property, removal of the staircase passing from the dining hall to the</p>				
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				<p>first floor, creation of the landing, study and bedrooms on the first floor in accordance with the drawing, and remove any dividing wall or walls separating the unauthorised separate dwellings and install any doorways and doors in compliance with the drawing.</p> <p>The period for compliance with the steps set out in paragraph 5 is Six months from the date this notice takes effect.</p>				
Land on the north west side of Pendleton Road, Wiswell, Clitheroe BB7 9BZ	RVBC	8 February 2023	8 February 2023	Without planning permission, the carrying out of engineering operations and other installations on the Land including the creation of areas of hardstanding, installation of CCTV on a building, erection of a free standing post for CCTV, installation of infrastructure for a stand-alone solar array, and erection of a stand-alone solar array of dimensions which exceed that permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order").	14 March 2023 unless an appeal is made against it beforehand.			

				<p>It appears to the Council that the above breach of planning control has occurred within the last four years.</p> <ul style="list-style-type: none"> <li>• The development and engineering works in question were substantially completed less than four years ago.</li> <li>• The development has taken place in an area of open countryside, adversely affects the visual amenity of the area, is not sustainable development and results in significant harm to the open countryside.</li> </ul> <p>The development is contrary to development plan policies</p> <ul style="list-style-type: none"> <li>• KEY STATEMENT DS1: DEVELOPMENT STRATEGY.</li> <li>• KEY STATEMENT DS2: SUSTAINABLE DEVELOPMENT.</li> <li>• KEY STATEMENT EN2: LANDSCAPE</li> <li>• KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE</li> <li>• KEY STATEMENT DMG1: GENERAL CONSIDERATIONS</li> </ul>				
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				<ul style="list-style-type: none"> <li>• KEY STATEMENT DMG2: STRATEGIC CONSIDERATIONS</li> <li>• KEY STATEMENT DME2: LANDSCAPE AND TOWNSCAPE PROTECTION</li> </ul> <p>The Council consider that planning permission should not be given, because planning conditions could not overcome these objections to the development.</p> <p>You must:</p> <ul style="list-style-type: none"> <li>(i) Remove the hardstanding CCTV, CCTV post, solar panels, and associated infrastructure, except that which would be permitted under schedule 2 of the Order.</li> <li>(ii) Remove from the land all building materials and rubble arising from compliance with requirement (i) above and restore the land to its condition before the breach took place by levelling the ground and re-seeding it with grass.</li> </ul>				
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				<p>The periods for compliance with the steps set out in paragraph 5 are:</p> <p>(i) 12 weeks from the date this notice takes effect.</p> <p>(ii) 26 weeks from the date this notice takes effect.</p>				
Land on the south-east side of Whalley Road Langho Blackburn	RVBC	28 March 2023	28 March 2023	<p>Without planning permission, the creation of an access to the highway, construction and substantial development of a track or tracks on the land and creation of areas hardstanding.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last four years.</p> <ul style="list-style-type: none"> <li>• The development and engineering works in question were substantially completed less than four years ago.</li> <li>• The development appears as an intrusion in this otherwise rural landscape.</li> <li>• The unauthorised development adversely affects the visual amenity of the area, is not sustainable and results in significant harm to the green belt and the open countryside.</li> </ul>	1 May 2023 unless an appeal is made against it beforehand	*	*	

				<ul style="list-style-type: none"> <li>• The development is contrary to development plan policies:</li> <li>• DS1: DEVELOPMENT STRATEGY.</li> <li>• DS2: SUSTAINABLE DEVELOPMENT.</li> <li>• EN1: GREEN BELT</li> <li>• EN2: LANDSCAPE</li> <li>• EN4: BIODIVERSITY AND GEODIVERSITY</li> <li>• DMG1: GENERAL CONSIDERATIONS</li> <li>• DMG2: STRATEGIC CONSIDERATIONS</li> <li>• DME2: LANDSCAPE AND TOWNSCAPE PROTECTION</li> <li>• DME3: SITE AND SPECIES PROTECTION AND CONSERVATION.</li> </ul> <p>The Council consider that planning permission should not be given, because planning conditions could not overcome these objections to the development.</p> <p>You must:</p> <ul style="list-style-type: none"> <li>(i) Reinstate the wall and/or fence adjacent to the highway.</li> <li>(ii) Remove the track or tracks on the land all areas of hardstanding.</li> <li>(iii) Remove from the land all building materials and rubble arising from</li> </ul>				
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				<p>compliance with requirement (ii) above and restore the land to its condition before the breach took place by levelling the ground and re-seeding it with grass.</p> <p>(iv) Restore the land to a condition compatible with agricultural use and maintain the land in that condition thereafter.</p> <p>The periods for compliance with the steps set out in paragraph 5 are:</p> <p>(i) 4 weeks from the date this notice takes effect.</p> <p>(ii) 12 weeks from the date this notice takes effect.</p> <p>(iii) 26 weeks from the date this notice takes effect.</p> <p>(iv) 12 weeks from the date this notice takes effect.</p>				
Land at Ashgreen House, 4B Wiswell Lane, Whalley, Clitheroe, BB7 9AF	RVBC	12 June 2023	12 June 2023	On 23 November 2021 planning permission was granted by the Council under reference number 3/2021/0991 for revision to the proposed single story dwelling of the previously approved application (3/2020/0006), amendments including roof overhang to south facing terrace/walkway and west facing patio, internal reconfigurations, inclusion of study, amendment to	15 July 2023 unless an appeal is made against it beforehand.			

			<p>entrance lobby, additional rooflight to living room, solar panels located on the roof, inclusion of air source heat recovery programme and the construction of one double garage, subject to conditions.</p> <p>One of those conditions was condition number 2 as follows:</p> <p>2. Unless explicitly required by conditions within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings</p> <p>58-19 01 Location Plan  58-19 02A Existing Site Plan (amended 22/11/21)  58-19 03A Proposed Site Plan roof Level (amended 22/11/21)  58-19 04A Proposed Site Plan GF Level (amended 22/11/21)  58-19 05 Proposed Ground Floor Plan  58-19 06 Proposed Elevations  58-19 07 Proposed Garage  58-19 08 Proposed Section</p> <p>Reason – for the avoidance of doubt and to clarify which plans are relevant to the consent.</p> <p>It appears to the Council that the condition has not been complied with, because the development has not been carried out in accordance with the approved plans, particularly plan 58-19 06 proposed elevations and plan 58-19-08 proposed section.</p>				
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			<p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>The building, which is located to the north of other residential properties, has been constructed with finished floor levels (and subsequent eaves height of the building) significantly exceeding the approved development, with configuration of the building differing from the approved details including a raised 'patio deck'. Further, due to the unauthorised importation of materials on to the site, the building is raised considerably from the site level depicted in plan 58-19-08 proposed section, resulting in significant detrimental impact upon the residential amenity of neighbouring residential properties in Deer Park Crescent. Further the building, by reason of its elevated position, design, overall scale, and associated land levels results in an incongruous, unsympathetic and discordant form of development, failing to respond positively to the inherent character, pattern or scale of development in the immediate area.</p> <p>This in conflict with Key Statement DMG1 of the Ribble Valley Core Strategy and paragraphs 130 and 134 of the National Planning Policy Framework.</p>				
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				<p>You must remove the development which has been carried out otherwise than in accordance with the approved plans.</p> <p>The period for compliance with the steps set out is 12 weeks from the date this notice takes effect.</p> <p>The notice was withdrawn on 7 July 2023.</p>				
<p>Land at Ashgreen House, 4B Wiswell Lane, Whalley, Clitheroe, BB7 9AF</p>	RVBC	12 June 2023	12 June 2023	<p>Without planning permission, an engineering operation consisting of importation of hardcore and other material and raising the ground level in the approximate position shown cross-hatched on the attached plan.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last four years</p> <ul style="list-style-type: none"> <li>The engineering operation in question was substantially completed less than four years ago.</li> <li>The raised land level results in overlooking of private garden areas and habitable rooms of neighbouring residential properties.</li> <li>The development is contrary to Key Statement DMG1 of the Ribble Valley Core</li> </ul>	15 July 2023	unless an appeal is made against it beforehand.		

				<p>Strategy and harmful to the visual amenity of the area and the residential amenity of the neighbouring properties.</p> <p>The Council consider that planning permission should not have been given, because planning conditions could not overcome these objections to the development</p> <p>You must</p> <ul style="list-style-type: none"> <li>(i) Remove the hardcore and other material imported on to the land.</li> <li>(ii) Restore the land to its condition before the breach took place by levelling the ground.</li> </ul> <p>The periods for compliance with the steps set out are:</p> <ul style="list-style-type: none"> <li>(i) 12 weeks from the date this notice takes effect.</li> <li>(ii) 24 weeks from the date this notice takes effect.</li> </ul> <p>The notice was withdrawn on 7 July 2023.</p>				
Land at Ashgreen House, 4B Wiswell Lane, Clitheroe, BB7 9AF	RVBC	10 July 2023	10 July 2023	Without planning permission, an engineering operation consisting of importation of hardcore and other material and raising the ground level in the approximate position shown cross-hatched on the attached plan.	11 August 2023 unless an appeal is made against it beforehand.			



			<p>It appears to the Council that the above breach of planning control has occurred within the last four years</p> <ul style="list-style-type: none"><li>• The engineering operation in question was substantially completed less than four years ago.</li><li>• The raised land level results in overlooking of private garden areas and habitable rooms of neighbouring residential properties.</li><li>• The development is contrary to Key Statement DMG1 of the Ribble Valley Core Strategy and harmful to the visual amenity of the area and the residential amenity of the neighbouring properties.</li></ul> <p>The Council consider that planning permission should not have been given, because planning conditions could not overcome these objections to the development</p> <p>You must</p> <ul style="list-style-type: none"><li>(iii) Remove the hardcore and other material imported on to the land.</li><li>(iv) Restore the land to its condition before the</li></ul>				
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				<p>breach took place by levelling the ground.</p> <p>The periods for compliance with the steps set out are:</p> <p>(iii) 12 weeks from the date this notice takes effect.</p> <p>(iv) 24 weeks from the date this notice takes effect.</p> <p>The notice was withdrawn on 10 August 2023.</p>				
<p>Land at Ashgreen House, 4B Wiswell Lane, Whalley, Clitheroe, BB7 9AF</p>	RVBC	10 July 2023	10 July 2023	<p>On 23 November 2021 planning permission was granted by the Council under reference number 3/2021/0991 for revision to the proposed single story dwelling of the previously approved application (3/2020/0006), amendments including roof overhang to south facing terrace/walkway and west facing patio, internal reconfigurations, inclusion of study, amendment to entrance lobby, additional rooflight to living room, solar panels located on the roof, inclusion of air source heat recovery programme and the construction of one double garage, subject to conditions.</p> <p>One of those conditions was condition number 2 as follows:</p> <p>2. Unless explicitly required by conditions within this consent, the development hereby permitted shall be carried out in complete</p>	11 August 2023 unless an appeal is made against it beforehand.			

			<p>accordance with the proposals as detailed on drawings</p> <p>58-19 01 Location Plan 58-19 02A Existing Site Plan (amended 22/11/21) 58-19 03A Proposed Site Plan roof Level (amended 22/11/21) 58-19 04A Proposed Site Plan GF Level (amended 22/11/21) 58-19 05 Proposed Ground Floor Plan 58-19 06 Proposed Elevations 58-19 07 Proposed Garage 58-19 08 Proposed Section</p> <p>Reason – for the avoidance of doubt and to clarify which plans are relevant to the consent.</p> <p>It appears to the Council that the condition has not been complied with, because the development has not been carried out in accordance with the approved plans, particularly plan 58-19 06 proposed elevations and plan 58-19-08 proposed section.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>The building, which is located to the north of other residential properties, has been constructed with finished floor levels (and subsequent eaves height of the building) significantly exceeding the approved development, with configuration of the building differing from the approved details</p>				
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			<p>including a raised 'patio deck'. Further, due to the unauthorised importation of materials on to the site, the building is raised considerably from the site level depicted in plan 58-19-08 proposed section, resulting in significant detrimental impact upon the residential amenity of neighbouring residential properties in Deer Park Crescent. Further the building, by reason of its elevated position, design, overall scale, and associated land levels results in an incongruous, unsympathetic and discordant form of development, failing to respond positively to the inherent character, pattern or scale of development in the immediate area.</p> <p>This in conflict with Key Statement DMG1 of the Ribble Valley Core Strategy and paragraphs 130 and 134 of the National Planning Policy Framework.</p> <p>You must remove the development which has been carried out otherwise than in accordance with the approved plans.</p> <p>The period for compliance with the steps set out is 12 weeks from the date this notice takes effect.</p> <p>The notice was withdrawn on 10 August 2023.</p>				
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Land at 1 Park Road, Gisburn, Clitheroe, Lancashire, BB7 4HT	RVBC	30 August 2023	30 August 2023	<p>Without planning permission the unauthorised erection of a garden room/home office and garden shed.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last four years.</p> <p>The buildings are harmful to the Gisburn Conservation Area and are incongruous, conspicuous, and obtrusive within the street scene and the garden of the Grade II listed building. Both buildings fail to preserve or enhance the character or appearance of the area contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>The unauthorised work is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.</p> <p>The Council consider that planning permission should not be given because conditions could not overcome these objections to the development.</p> <p>What you are required to do: Remove the garden room/home office and garden shed and all resultant materials from the land. Time for compliance: 12 weeks from the date this Notice takes effect.</p>	2 October 2023 unless an appeal is made against it beforehand.			
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				This Notice takes effect on 2 October 2023 unless an appeal is made against it beforehand.				
Land at Thorneyholme Hall, Newton Road, Dunsop Bridge BB7 3BB	RVBC	9 February 2024	9 February 2024	<p>Without planning permission, a detached outbuilding, with associated decking, artificial grassed areas and lighting has been erected, with a footprint of approximately 184 Sq. metres on the land at Thorneyholme Hall.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last four years.</p> <p>The outbuilding, which has been erected, creates an incongruous and over dominant feature within the Forest of Bowland National Landscape. The outbuilding, by virtue of its scale, design, and choice of materials, harms the intrinsic beauty and tranquillity of the National Landscape in direct conflict with Key Statements EN2, EC3 and policies DMG1, DMG2, DMB1 and DMB3 of the Adopted Ribble Valley Core Strategy 2008 – 2028.</p> <p>The outbuilding is sited within flood zones 2 and 3. At a national level planning policy seeks to steer new development to areas with the lowest risk of flooding. The erection of a new building within a high-risk area of flooding directly conflicts with policy DME6 of the Adopted Ribble Valley Core Strategy 2008 – 2028 and the</p>	This Notice takes effect on 12 <sup>th</sup> of March 2024 unless an appeal is made against it beforehand.			

				<p>National Planning Policy Framework.</p> <p>The Council do not consider that planning conditions could be used to overcome the conflict with local and national planning policy.</p> <p>WHAT YOU ARE REQUIRED TO DO</p> <p>Remove the outbuilding (for which there is no planning permission) and associated infrastructure including decking, artificial grassed areas, and lighting and return the land to residential garden.</p> <p><b>TIME FOR COMPLIANCE</b></p> <p>Twelve weeks from the date this Notice takes effect.</p>				
Land on the east side of Saccary Lane Mellor Blackburn Lancashire	RVBC	12 February 2024	12 February 2024	<p>Without planning permission, the material change of use of the Land from use for agriculture to mixed use for agriculture and the siting of storage containers.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last 10 years.</p> <p>The development results in a incongruous, anomalous and a discordant form of development that fails to respond positively to the rural character of the area and results in significant harm to the</p>	This Notice takes effect on 15 <sup>th</sup> of March 2024 unless an appeal is made against it beforehand.			

				<p>inherent character and visual amenities of the open countryside</p> <p>As such the proposal is considered to be in direct conflict with Key Statement EN2 and Policies DMG1, DMG2, and DME2 of the Adopted Ribble Valley Core Strategy.</p> <p>WHAT YOU ARE REQUIRED TO DO</p> <p>i.Remove the containers from the land  i.Cease the use of the land for storage of containers  i.Restore the land to its condition before the breach took place by levelling the ground and reseeding it with grass.</p> <p>TIME FOR COMPLIANCE</p> <p>The periods for compliance with the steps set out in paragraph 5 are:</p> <p>i.12 weeks from the date this notice takes effect  i.12 weeks from the date this notice takes effect  i.52 weeks from the date this notice takes effect</p>			
The Cabin, Pendleton Road, Wiswell, Clitheroe, BB7 9BZ.	RVBC	16 February 2024	16 February 2024	On 6 March 2019 planning permission was granted by the Council under reference number 3/2018/0989 for a proposed	This Notice takes effect on 21st of March 2024 unless an appeal is made against it beforehand.		Complied with 14.06.2024



			<p>extension to an existing agricultural building and regularisation of the existing building on the Land, subject to conditions.</p> <p>Condition 2 of that permission stated:-</p> <p>Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:</p> <ul style="list-style-type: none"><li>- Location Plan HM/0989/01</li><li>- New extension Proposal for agricultural use 02 (Amended Plans Received 28/02/2019)</li></ul> <p>Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent</p> <p>Condition 4 of that permission stated:-</p> <p>The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990).</p> <p>Reason: To ensure that the building is used solely for</p>				
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			<p>agricultural purposes connected with the working of the holding.</p> <p>It appears to the Council that the conditions have not been complied with, because the building has been laid out otherwise than in accordance with the approved plans and there has been residential use of the building.</p> <p><b><u>REASONS FOR ISSUING THIS NOTICE</u></b></p> <p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>Approval was given for the extension of the building and its retention subject to the conditions that the development should be in accordance with the approved plans and used for agricultural use only.</p> <p>Breach of condition 2 results in a building which cannot be utilised for its authorised agricultural use.</p>				
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			<p>This results in a development which is considered to be contrary to Policy DMG2 of the Ribble Valley Core Strategy</p> <p>Use of the building as a residential dwelling, in breach of condition 4 is contrary to Key Statements DS1, DS2, DMI2 and Policies DMG2 and DMG3 of the Ribble Valley Core Strategy.</p> <p>Residential use of the building, in this location, creates an unsustainable pattern of development. The occupants of the residential dwelling would fail to benefit from adequate walkable access to local services or facilities - placing further reliance on the private motor-vehicle.</p> <p>The use of the building for residential use directly conflicts with the Development Strategy for the Borough and the National Planning Policy Framework presumption</p>				
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				<p>in favour of sustainable development.</p> <p><b><u>WHAT YOU ARE REQUIRED TO DO</u></b></p> <p>i. You must carry out all necessary work to the building to ensure that it complies with the plan "New extension Proposal for agricultural use 02 (Amended Plans Received 28/02/2019).</p> <p>ii. You must cease residential use of the building</p> <p><b><u>Time For Compliance</u></b></p> <p>The period for compliance with step i set out in paragraph 5 is three months from the date this notice takes effect.</p> <p>The period for compliance with step ii set out in paragraph 5 is</p>				
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				<p>one month from the date this notice takes effect.</p> <p><b><u>WHEN THIS NOTICE TAKES EFFECT</u></b></p> <p>This notice takes effect on 21 March 2024, unless an appeal is made against it beforehand.</p> <p>The notice has been complied with.</p>				
Land at Greengore Farm (also known as Woodside Barn), Hill Lane, Hurst Green, Clitheroe, BB7 9QT.	RVBC	15 March 2023	15 March 2023	<p>Without planning permission:</p> <ol style="list-style-type: none"> <li>1) Change of use of agricultural land to create a driveway/access road from Hill Lane onto Land at Greengore Farm, (also known as Woodside Barn), Hill Lane, Hurst Green, Clitheroe, BB7 9QT.</li> <li>2) Change of use of agricultural land to create an extension of residential curtilage to the Land at Greengore Farm (also known as Woodside Barn) Hill</li> </ol>	This Notice takes effect on 16 <sup>th</sup> April 2024 unless an appeal is made against it beforehand.			

Lane, Hurst Green,  
Clitheroe, BB7 9QT

**REASONS FOR ISSUING THIS  
NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The development results in an unacceptable and unsympathetic form of development in this countryside location, in terms of the additional domestication with the formation of a driveway/access road and an extension to the curtilage.

The developments detract from the rural origins of this former agricultural barn and the historic relationship between it and other buildings in the immediate vicinity.

The developments result in an urbanising effect, which detracts from the character of the historic farmstead and the visual amenity and character of the Forest of Bowland National Landscape.

This is contrary to Section 66 of the Planning (Listed Buildings and Conservation area) Act 1990, policies EN2,

				<p>DMH4 and DMG2 and of the Ribble Valley Core Strategy (2008-2028) and Chapter 16 of the National Planning Policy Framework.</p> <p>The Council do not consider that planning conditions could be used to overcome the conflict with local and national planning policy.</p> <p><b>WHAT YOU ARE REQUIRED TO DO</b></p> <ol style="list-style-type: none"> <li>1) Remove the driveway/access road from Hill Lane onto the Land at Greengore Farm, (also known as Woodside Barn), Hill Lane Hurst Green and reinstate the land to agricultural use.</li> <li>2) Remove the extended curtilage on Land at Greengore Farm (also known as Woodside Barn), Hill Lane Hurst Green, Clitheroe BB7 9QT and return the land to agricultural use as per the attached curtilage plan (drawing</li> </ol>				
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				<p>No.1622/05 dated 16<sup>th</sup> July).</p> <p><b>TIME FOR COMPLIANCE</b></p> <p>Twelve weeks from the date this Notice takes effect.</p> <p>The notice was withdrawn on 28 March 2024</p>				
<p>Land at Ashgreen House, 4B Wiswell Lane, Whalley, Clitheroe, BB7 9AF</p>	<p>RVBC</p>	<p>9 May 2024</p>	<p>9 May 2024</p>	<p>On 23 November 2021 planning permission was granted by the Council under reference number 3/2021/0991 for revisions to the proposed single story dwelling of the previously approved application (3/2020/0006), amendments including roof overhang to south facing terrace/walkway and west facing patio, internal reconfigurations, inclusion of study, amendment to entrance lobby, additional rooflight to living room, solar panels located on the roof, inclusion of air source heat recovery programme and the construction of one double garage, subject to conditions.</p> <p>One of those conditions was condition number 2 as follows:</p> <p>2. Unless explicitly required by conditions within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings</p>	<p>This notice takes effect on 16 June 2024 unless an appeal is made against it beforehand.</p>			



			<p>58-19 01 Location Plan  58-19 02A Existing Site Plan (amended 22/11/21)  58-19 03A Proposed Site Plan roof Level (amended 22/11/21)  58-19 04A Proposed Site Plan GF Level (amended 22/11/21)  58-19 05 Proposed Ground Floor Plan  58-19 06 Proposed Elevations  58-19 07 Proposed Garage  58-19 08 Proposed Section</p> <p>Reason – for the avoidance of doubt and to clarify which plans are relevant to the consent.</p> <p>It appears to the Council that the condition has not been complied with, because the development has not been carried out in accordance with the approved plans.</p> <p><b><u>Reason for issuing this notice</u></b></p> <p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>The development is not being constructed in accordance with the approved plans which has resulted in a development which has a significant detrimental impact upon the residential amenity of neighbouring residential properties in Deer Park Crescent. The external walls of the development exceed the approved height of the development detailed on the</p>				
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			<p>approved elevations. The height is elevated by up to approximately 1.2 meters within the south western corner of the development due to its being constructed on blockwork not detailed on the approved elevations.</p> <p>Part of the internal ground floor level of the development is elevated above the former land level which has resulted in a development which is elevated within the site. The approved section plan sought to demonstrate the relationship of the development with the neighbouring properties on Deer Park Crescent. The as built situation with the development elevated in the site, does not accord with the approved section plan. Due to this, along with the overall scale, the development results in an incongruous, unsympathetic and discordant form of development, failing to respond positively to the inherent character, pattern or scale of development in the immediate area and having a harmful impact on neighbouring residential amenity by virtue of being overbearing and causing loss of light and privacy.</p> <p>An external walkway / patio area has been constructed along the southern elevation of the development and steps have been constructed to facilitate access to the porch on the wester</p>				
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			<p>elevation, neither of which are detailed on the approved plans. These amount to operational development needing planning permission and, particularly in respect of the external walkway/patio area, exacerbate the harm caused, particularly in respect of the neighbour's amenities, by the as built development.</p> <p>The development under construction directly conflicts with Policy DMG1 of the Ribble Valley Core Strategy and paragraphs 131, 135 and 140 of the National Planning Policy Framework.</p> <p><b><u>What you are required to do:</u></b></p> <p>You must remove the development which has been carried out otherwise than in accordance with the approved plans, or alter the development to comply with the terms and conditions of planning permission 3/2021/0991.</p> <p><b><u>Time for compliance:</u></b></p> <p>The period for compliance with the steps set out in paragraph 5 is 12 weeks from the date this notice takes effect.</p> <p><b><u>When this notice takes effect:</u></b></p> <p>This notice takes effect on 16 June 2024 unless an appeal is made against it beforehand.</p>				
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BREACH OF CONDITION NOTICES				
Address/map reference	Name of serving authority	Date of service of notice	Details of relevant planning permission	Statement/summary of condition which has not been complied with and the requirements of the notice, including the period allowed for compliance
Lower Core Farm, Chipping	RVBC	Issued 4 August 1981*	3/78/1368/PB (17 April 1979)	Non-compliance with conditions 2 (two) and 3 (three). Compliance with conditions (two) and (three) within a period of 6 months from the date the notice takes effect.
Brick House Restaurant, Garstang Road, Chipping	RVBC	Issued 22 January 1982*	3/79/11468 (22 November 1979)	Failure to comply with conditions 2 and 4, by the carrying out without detailed planning permission of building operations in connection with the conversion of a barn to a club house, with extensions at Brick House Restaurant, Chipping.  The dismantling of all building works carried out and the removal from the site of all building materials used in connection with the said building within a period of twenty eight days from 22 February 1982.
The Bungalow, Judd Holmes Lane, Off Hesketh Lane, Chipping.	RVBC	Issued 16 November 1993*	3/90/07830/P	The following condition has not been complied with- That the occupancy of the dwelling shall be limited to a person solely or mainly employed in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry or a dependant of such a person residing with him or her or a widow or widower of such a person.  You are required to [comply] [secure compliance] with the stated condition(s) by [taking the following steps] – <ol style="list-style-type: none"> <li>1. Vacate the property forthwith.</li> <li>2. Any future occupant of this dwelling shall be as described in paragraph 4 above.</li> </ol>

				Time for compliance [30 days beginning with the day on which this notice is served on you].
2, 4 and 6 Hodder Bridge Cottages, Chipping Road, Chaigley, Clitheroe, BB7 3LP	RVBC	30 <sup>th</sup> October 1997	3/96/0755/P	<p>The following condition has not been complied with:</p> <p>The unit or units of accommodation shall not be let to or occupied by any one person or a group of persons for a continuous period of longer than four weeks in any one year and in any event shall not be used as permanent accommodation.</p> <p>As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following step:</p> <p>Cease the use of the property identified in paragraph 2 above as a residence for periods of occupation longer than four weeks in any one year by the same person or group of persons.</p>
Former Hodder Bridge Hotel, (now Hodder Bridge Court), Chipping Road, Chaigley, Clitheroe, BB7 3LP.	RVBC	Issued 9 February 1998*	3/96/0753/P	<p>Breach of condition 3 "There shall be no direct pedestrian or vehicular access between the site and the adjacent highway (C571) to that end a continuous wall or fence 0.9m in height shall be erected and be permanently maintained in the highway boundary/visibility splay, all vehicular and pedestrian access being obtained from the adjacent highway (C571).</p> <p>Construct a solid continuous wall or fence of 0.9m in height along the highway boundary/visibility splay so that there shall be no direct pedestrian access between the site and the adjacent highway other than via the adjoining car park. Time for compliance 30 days beginning with the day on which the notice was served.</p>
Forest Becks Farm, Settle Road, Bolton By Bowland	RVBC	Issued 5 March 1998*	3/91/0688/P (13 February 1992)	<p>Breach of condition 2. "This approval relates to the amended plans received on the 17 January 1992".</p> <p>Remove the front boundary wall within 30 days of the notice being served</p>

<p>Vehicular access at Chew Mill Farm, Elker Lane, Billington</p>	<p>RVBC</p>	<p>Issued 19 April 2001*</p>	<p>3/99/0017/P (14 May 1999)</p>	<p>Breach of conditions:</p> <p>4. Prior to the use commencing, the existing access shall be constructed as shown on the amended plan number 5-18/S.03/A1 with the area of the access road from Elker Lane to the farm access gate being appropriately paved in tarmacadam, concrete or other approved surfacing materials.</p> <p>5. Prior to the use commencing, the sight lines, boundary fences and walls shown on the amended plan shall be provided and thereafter the verge so formed shall be kept clear of any obstructions whatsoever above road level.</p> <p>Required to reconstruct the existing access as indicated on the approved plan and implement the provision of sight lines, boundary fencing and walling shown on the approved plan.</p> <p>Time for compliance 42 days beginning with the day the notice is served.</p> <p><b>COMPLIED</b></p>
<p>The residential premises No 1 Rock Terrace, Whalley Old Road, Billington</p>	<p>RVBC</p>	<p>Issued 3 August 2010*</p>	<p>3/2008/0136/P (2 April 2008)</p>	<p>Breach of condition “(2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future alterations to the extension at ground floor level shall not be carried out without the formal written consent of the Local Planning Authority.</p> <p>REASON: In the interests of the amenity of the area and to enable safe off-road parking for the property in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan.</p> <p>Remove the door from the arched access on the recently constructed two storey extension. Time for compliance: 30 days beginning with the day on which this notice is served on you.</p>

<p>Ribblesdale Park, Mill Lane, Gisburn, Lancashire, BB7 4LP</p>	<p>RVBC</p>	<p>Served by First Class Post on Tuesday 31 March 2015</p>	<p>3/2010/0277P ( 16 July 2010)</p>	<p>Breach of Condition of planning permission 3/2010/0277P has not been complied with: Condition no: 4 – Within two months of the date of this planning permission details of a scheme of landscaping/screen planting in the vicinity of the existing car park, including wherever possible the retention of existing trees, shall be submitted for the written approval of the Local Planning Authority. The approved landscaping/screen planting scheme shall be implemented in the first planting season following the first use of the extended café and office accommodation hereby permitted and shall be maintained thereafter for an Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. REASON: In the interests of the amenity of the area and to comply with policy G1 of the Ribble Valley District Local Plan.  Implement the approved landscaping/screening planting details shown on the amended plan received by the Local Authority on 31 January 2012 (Drawing Number HIN/12 DWG04B)</p>
<p>Stydd Garden Centre, Stoneygate Lane, Ribchester, PR3 3YN</p>	<p>RVBC</p>	<p>Served by First Class post on Monday 8 February 2016 The notice has been complied with.</p>	<p>3/2014/0749/P (17 April 2015)</p>	<p>The following conditions of planning permission 3/2014/0749/P have not been complied with:  <b>Condition 2</b>  Within six months of the date of this permission, the access into the site shall be modified and the car parking spaces shall be laid out and marked out on site as shown on the submitted 1:500 Scale Block Plan (amended plan received by the Local Planning Authority on 31 March 2015) and as previously granted planning</p>

				<p>permission on 16 January 2015 under reference 3/2014/0665/P.</p> <p>REASON: To ensure the implementation of the access and car parking improvements within a reasonable timescale in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).</p> <p><b>Condition 3</b></p> <p>Within two months of the date of this permission, a visibility splay should be formed at the junction of the site access on to Stoneygate Lane that has dimensions of 2.4m x 15m to the north of the access and 2.4m x 25m to the south of the access. Thereafter, notwithstanding the provisions of the Town and Country Planning Permitted Development Order 2008 (as amended) no building, wall, fence, hedge, tree, shrub or other device shall be erected, planted or allowed to remain within the visibility splay.</p> <p>REASON: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).</p> <p><b>Condition 4</b></p> <p>Within two months of the date of this permission, the access shall have been given a tarmacadam finish for the first 10m of its length measured from the edge of the carriageway of Stoneygate Lane. Thereafter, this section of the access shall be retained in this manner in perpetuity.</p> <p>REASON: To prevent loose materials from being deposited on the public highway in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).</p>
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				<p>Within 28 days of the date of service :</p> <ul style="list-style-type: none"> <li>• Modify access into the site and lay out and mark out the car parking spaces as shown on the submitted 1:500 Scale Block Plan (amended plan received by the Local Planning Authority on 31 March 2015) and as previously granted planning permission on 16 January 2015 under reference 3/2014/0665/P as required by Condition 2 set out above.</li> <li>• Form a visibility splay at the junction of the site access on to Stoneygate Lane that has dimension of 2.4m x 15m to the north of the access and 2.4m x 25m to the south of the access, as required by Condition 3 set out above.</li> <li>• Give the access to the site a tarmacadam finish for the first 10m of its length measured from the edge of the carriageway of Stoneygate Lane as required by Condition 4 above.</li> </ul>
18 Netherwood Gardens, Brockhall Village, Old Langho, Blackburn, BB6 8HR	RVBC	Served by First Class post on 11 November 2016	3/2015/0317	<p>The following conditions of planning permission 3/2015/0317 have not been complied with:</p> <p><b><u>Condition 2</u></b> The permission shall relate to the development as shown on plan ref. Existing &amp; Proposed Plans &amp; Elevations (Rev E) received 24<sup>th</sup> August 2015.</p> <p><b><u>Condition 8</u></b> <i>"The balcony hereby permitted shall be carried out in accordance with the approved plans. The</i></p>

				<p><i>remaining roof area of the extension shall not be used as a balcony, roof garden or similar amenity area without the prior written consent of the Local Planning Authority.</i></p> <p><i>Reason: To protect the amenities and privacy of the neighbouring properties and in accordance with policy DMG1 of the Ribble Valley Core Strategy."</i></p> <p>As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:</p> <p>Remove the balustrading and obscured glass which has been fitted around the balcony and roof area of the extension and replace it with obscured glass with the dimensions and in the position as indicated on the approved plan Existing &amp; Proposed Plans &amp; Elevations (Rev E) received 24 August 2015 Dwg No.(1398_BRO_01_Planning_Rev_E).</p>
Land to the east of Clitheroe Road (Lawsonsteads) Whalley	RVBC	Served by First Class Post on 16 December 2016 The notice was withdrawn on 12 December 2018, the works required by the notice having been carried out.	3/2013/0137	<p>The following condition of planning permission 3/2013/0137 has not been complied with:</p> <p><b><u>Condition 17</u></b></p> <p>"Prior to the commencement of each phase of development, a detailed surface water drainage scheme for that phase, based on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of that phase, shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall connect into the public sewerage system, directly or indirectly, without the consent of the Local Planning Authority pursuant to this condition. The</p>

				<p>scheme for each phase shall be implemented in accordance with the approved details prior to the occupation of any development within that phase and retained thereafter.</p> <p>REASON: To ensure that surface water is dealt with by the most suitable means in accordance with national government policy. In accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.”</p> <p>As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:</p> <p>Implement the scheme approved for residential phase 1, in accordance with condition 17 of planning permission 3/2013/0137 prior to the occupation of any development within that phase and retain it thereafter.</p>
Land at Todber Caravan Park, Burnley Road, Gisburn, Clitheroe, BB7 4JJ	RVBC	Served by first class post on 22 December 2016	3/2013/1007	<p>The following condition of planning permission 3/2013/1007 has not been complied with:</p> <p><i>“The caravans/chalets shall be occupied for holiday purposes only and shall not be occupied as a person’s sole or main place of residence. The owners/operators of the caravan park shall maintain an up to date register of the names of all owners/occupiers of the individual caravans/chalets, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.</i></p> <p>REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMB3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft –</p>

				<p><i>Post Submission Version (including proposed main changes) in order to ensure that the holiday units are not used for unauthorised permanent residential accommodation."</i></p> <p>As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:</p> <ul style="list-style-type: none"> <li>• Ensure occupation of the caravans/chalets as a person's sole or main residence ceases.</li> <li>• Maintain an up to date register of the names of all owners/occupiers of the individual caravans/chalets and of their main homes address, and make this information available to the Local Planning Authority.</li> </ul> <p>Period for compliance</p> <ul style="list-style-type: none"> <li>• 6 months beginning with the day on which this notice is served on you.</li> </ul>
Land at and adjoining Twyn Ghyll Caravan Park, Paythorne, Clitheroe, BB7 4JD	RVBC	Served by First Class Post on 22 December 2016	3/2012/0920	<p>The following condition of planning permission 3/2012/0920 has not been complied with:</p> <p><i>"3.The terms of occupancy of the site shall be as follows:</i></p> <p><i>The caravans/cabins/chalets shall be occupied for holiday purposes only.</i></p> <p><i>The caravans/cabins/chalets shall not be occupied as a person's sole or main place of residence.</i></p>

				<p><i>The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.</i></p> <p><i>REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB3 of the Regulation 22 Submission Draft Core Strategy in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his or her nominated person."</i></p> <p>As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:</p> <ul style="list-style-type: none"> <li>• Ensure occupation of the caravans/chalets as a person's sole or main residence ceases.</li> <li>• Maintain an up to date register of the names of all owners/occupiers of the individual caravans/chalets and of their main homes address, and make this information available to the Local Planning Authority.</li> </ul> <p>Period for compliance</p> <p>6 months beginning with the day on which this notice is served on you.</p>
Land at and adjoining Twyn Ghyll Caravan Park, Paythorne, Clitheroe, BB7 4JD	RVBC	Served by First Class Post on 22 December 2016	3/2015/0567	The following condition of planning permission 3/2015/0567 has not been complied with:

				<p><i>“4. The terms of occupancy of the site shall be as follows:</i></p> <p><i>The caravans shall be occupied for holiday purposes only.</i></p> <p><i>The caravans shall not be occupied as a person’s sole or main place of residence.</i></p> <p><i>The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home address, and shall make this information available at all reasonable times to the Local Planning Authority.</i></p> <p><i>REASON: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation in order to comply with Policies DMG1 and DMB3 of the Ribble Valley Core Strategy (Adopted Version).</i></p> <p>As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:</p> <ul style="list-style-type: none"> <li>• Ensure occupation of the caravans/chalets as a person’s sole or main residence ceases.</li> <li>• Maintain an up to date register of the names of all owners/occupiers of the individual caravans/chalets and of their main homes address, and make this information available to the Local Planning Authority.</li> </ul> <p>Period for compliance</p>
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				<ul style="list-style-type: none"> <li>6 months beginning with the day on which this notice is served on you.</li> </ul>
Land to the east side of Mitton Road Whalley, Clitheroe	RVBC	Served by First Class Post on 20 May 2021	3/2017/0714	<p>The following condition of planning permission 3/2017/0714 has not been complied with:</p> <p>The external materials, including surfacing materials and their extents, of the development hereby permitted shall be carried out in complete accordance with those detailed on the approved plans and the 'Additional Planning Information' sheet submitted with the application. The materials shall be implemented within the development in strict accordance with the approved details.</p> <p>REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 of the Ribble Valley Core Strategy.</p> <p>What are you required to do in relation to the Breach of Condition</p> <p>As the person responsible for the breach of condition specified in paragraph 4 of the notice, you are required to comply with the stated condition by taking the following steps.</p> <ul style="list-style-type: none"> <li>Affix the external materials, including surfacing materials, in complete accordance with those detailed on the approved plans and the "Additional Planning Information" sheet submitted with planning application 3/2017/0714</li> </ul> <p>Period for compliance</p>

				<ul style="list-style-type: none"> <li>• 28 days beginning with the day on which this notice is served on you.</li> </ul>
Land on the north west side of Pendleton Road, Wiswell, Clitheroe	RVBC	Served by First Class Post on 17 December 2021	3/2018/0989	<p>The following conditions of planning permission 3/2018/0989 have not been complied with:</p> <p>Condition no 2</p> <p>2 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:</p> <ul style="list-style-type: none"> <li>- Location Plan HM/0989/01</li> <li>- New extension Proposal for agricultural use 02 (Amended Plans Received 28/02/2019)</li> </ul> <p>Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent</p> <p>Condition no 3</p> <p>3 The external facing materials as detailed within the application form (3/2018/0989) shall be used and no others substituted without written consent from the Local Planning Authority. For the avoidance of doubt the timber shall be stained "Forest Green" as agreed within an email dated 28/02/2019 and shall remain as such in perpetuity.</p> <p>Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and wider open countryside.</p> <p>Condition no 4</p> <p>4 The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990).</p>



				<p>Reason: To ensure that the building is used solely for agricultural purposes connected with the working of the holding.</p> <p>Condition no 7</p> <p>7 Notwithstanding the submitted details, no further development, including any further site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall be undertaken on site until details of a scheme for the replacement planting of trees to be removed (as indicated within the submitted Arboricultural Constraints Appraisal February 2019) at a ratio 3:1 has been submitted to and approved in writing by the Local Planning Authority.</p> <p>For the avoidance of doubt the submitted details shall clearly indicate the types and numbers of trees and their location/distribution on site. The agreed details shall be implemented in the first planting season following removal of any of the identified trees and shall be maintained thereafter. This maintenance shall include the replacement of any tree which is removed, or dies, or is seriously damaged, or becomes seriously diseased, within a period of 5 years by a species of similar size to those original planted.</p> <p>Reason: to ensure adequate screening is maintained on the site in the interest of protecting the visual amenity and character of the area.</p> <p>Condition no 8</p> <p>8 Prior to the use of the agricultural building hereby approved, full details of the alignment, height and appearance of all fences, walls or hedges existing on site and any to be erected to the site boundaries to the south east, shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be used pursuant to this permission before all boundary treatments have been erected in accordance with the approved details. Fences, walls, or hedge rows</p>
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				<p>shall thereafter be retained in accordance with the approved details at all times.</p> <p>Reason: To ensure a visually satisfactory form of development and to ensure that any boundary treatments are in keeping with the agricultural nature of the site.</p> <p>WHAT YOU ARE REQUIRED TO DO IN RELATION TO THE BREACHES OF CONDITIONS</p> <p>As the person responsible for the breaches of conditions specified in paragraph 4 of this notice, you are required to comply with the stated conditions by taking the following steps:</p> <p>Ensure that the building is laid out and constructed in accordance with the plans approved in condition 2 as received by the Council on 28 February 2019</p> <p>Stain all external timber "Forest Green" as required by condition 3.</p> <p>Remove all items from the building which are not consistent with the approved agricultural use as defined in condition 4.</p> <p>Submit a scheme which details the trees which have been/ will be removed along with details of the replacement tree planting in accordance with the requirements of condition 7.</p> <p>Submit full details of the alignment, height and appearance of all fences, walls or hedges existing on site and any to be erected to the site boundaries to the south east.</p> <p>And cease the following activities:</p> <p>All non-agricultural use of the building including but not limited to residential use of the building.</p> <p>Further development of the Land until a scheme has been submitted in accordance with condition 7 and approved in writing by the Local Planning Authority</p>
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<p>Land at Three Rivers Caravan Park Eaves Hall Lane West Bradford Clitheroe BB7 3JG</p>	<p>RVBC</p>	<p>Served by First Class Post on 29 March 2023</p>	<p>3/79/0165/P</p>	<p>The following conditions of planning permission 3/79/0165/P have not been complied with:</p> <p><b>Condition 5</b></p> <p>“Use of clubhouse facilities and adjoining car park shall not confined/restricted to those persons residing on the caravan site and a notice to that effect shall be erected and displayed in close proximity to the new clubhouse in accordance with the applicant’s agreement contained in a letter to the Local Planning Authority dated 24<sup>th</sup> July 1979.</p> <p>Reason:- Use of the facilities by non-residents would lead to an undesirable intensification of activities associated with the caravan park. Any such intensification would be detrimental to the amenities of residents living in the locality by reason of noise and increased vehicular movements.</p> <p>As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:</p> <ul style="list-style-type: none"> <li>• Cease permitting use of facilities by non-residents.</li> <li>• Ensure that the notice required by condition 5 is permanently displayed</li> </ul>
<p>Land off Hawthorne Farm, Hawthorne Place, Clitheroe, BB7 2HU</p>	<p>RVBC</p>	<p>Issued 17 August 2023</p>	<p>3/2019/1104</p>	<p>The following condition of planning permission 3/2019/1104 has not been complied with:</p> <p>Condition no 5</p>

				<p>No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted statement shall provide details of:</p> <p>A. The location of parking of vehicles of site operatives and visitors</p> <p>B. The location for the loading and unloading of plant and materials</p> <p>C. The location of storage of plant and materials used in constructing the development</p> <p>D. The locations of security hoarding</p> <p>E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway</p>
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				<p>F. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)</p> <p>G. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.</p> <p>H. Days and hours of operation for all construction works.</p> <p>The approved statement shall be adhered to throughout the construction period of the development.</p> <p>REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway.</p> <p><b>1. WHAT YOU ARE REQUIRED TO DO IN RELATION TO THE BREACHES OF CONDITIONS</b></p> <p>As the person responsible for the breach of the condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:</p>
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				<p>Take all steps necessary to comply with and adhere to the Construction Method Statement accepted and approved under planning reference 3/2022/0177.</p> <p>And cease the following activities:</p> <ul style="list-style-type: none"> <li>• Operation of construction works at the development site on the Land outside the hours contained in the approved statement.</li> </ul> <p><b>PERIOD FOR COMPLIANCE</b></p> <p>28 days beginning with the day on which this notice is served on you.</p>
Land at 1 Lower Lane, Longridge, PR3 3SL	RVBC	Issued 24 August 2023	3/2019/1131	<p>The following conditions of planning permission 3/2019/1131 have not been complied with:</p> <p>Condition numbers 3 and 4.</p> <p>3) The residential accommodation hereby approved shall remain incidental to the A1/A2 uses hereby approved and shall be restricted to occupation by one residential occupier at any one time.</p>

				<p>Reason: To comply with the terms of the application and in the interests of the amenities of the area.</p> <p>4) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) 1 Lower Lane shall only be used for the purposes of A1 (retail) and A2 (interior design services) and no other use within those use classes.</p> <p>Reason: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area.</p> <p>What you are required to do in relation to the breaches of conditions:</p> <p>As the person responsible for the breach of the condition specified in paragraph 4 of this notice or a person having control of the land, you are required to comply with the stated condition by taking the following steps:</p>
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				<p>Take all steps necessary to comply with and adhere to conditions 3 and 4 of planning permission 3/2019/1131.</p> <p>And cease the following activities:</p> <ul style="list-style-type: none"><li>- Using the premises as a drinking establishment in contravention of condition 4 of planning permission 3/2019/1131 which requires that the building on the land shall only be used for the purposes of A1 (retail) and A2 (interior design services) (as amended) and no other use of the land within those use classes.</li><li>- Using the residential accommodation for "private functions" or as a drinking establishment in contravention of condition 3 of planning permission 3/2019/1131 which requires that the residential use of the Land remain incidental to the A1/A2 approved use classes.</li></ul> <p>Period for compliance:</p> <p>28 days beginning with the day on which this notice is served on you.</p>
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<p>Land at 9 Old Road Chatburn, Clitheroe BB7 4AB</p>	<p>RVBC</p>	<p>Issued 10 January 2024</p>		<p>The installation of a Closed-Circuit Television Camera on the western elevation of 9 Old Road, Chatburn, Clitheroe, BB7 4AB.</p> <p>The CCTV camera, as erected, does not fall to be considered permitted development in accordance with Schedule 2, Part 2 Class F of the Town and Country Planning (General Permitted Development) (England) Order, in that the development fails to comply with condition F.2 (a) of Class F. The camera is not, so far as practicable, sited so as to minimise its effect on the external appearance of the building on which it is situated.</p> <p>It appears to the Council that the above breach of planning control has occurred within the last ten years.</p> <p>The development results in a visually prominent feature, which does not assimilate into the character and appearance of either the host dwelling or the surrounding area.</p> <p>The unauthorised development is contrary to Policy DMG1 of the Ribble Valley Core Strategy.</p>

				<p>Remove the CCTV camera and its associated brackets and housings from the western elevation of 9 Old Road, Chatburn, Clitheroe, BB7 4AB.</p> <p>The period for compliance with the steps set out in paragraph 5 is eight weeks from the date this notice takes effect.</p> <p>This notice takes effect on the 14<sup>th</sup> of February 2024, unless an appeal is made against it beforehand.</p>

PLANNING ENFORCEMENT ORDERS

Address of land/map reference	Applying authority	Court	Date of Court's decision to make order	Day which marks the beginning of the enforcement year for the order	Day which marks the end of the enforcement year for the order	Postpone of day which marks the beginning of the enforcement year for the order by reason of section 171BA(4) TCPA 1990	Apparent breach of planning control identified in the order and details of any enforcement / breach of condition notice issued in respect of that breach

TEMPORARY STOP NOTICES

Address of land/map reference	Name of issuing authority	Date of issue	Date of service of copies of the notice and display on site	Statement of activity to which notice relates	Reasons for issue	Requirement of the notice	If applicable date of withdrawal
Land at Gabbot's Farm, Ribchester Road, Dinckley,	RVBC	25 August 2021	25 August 2021	The Council considers that there has been a breach of planning	The authorised development which has taken place, in an area of	Cease all the activity on the site as specified.	

<p>Blackburn, BB6 8AH</p>				<p>control on the land as specified. The breach of planning control is the erection of buildings and other structures on the land without planning permission or the operation being permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended ("the Order").</p> <p>The temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Town and Country Planning Act ("the Act"), because they think that it is expedient that the activity specified in this notice should cease on the land described. The Council now prohibits the carrying out of the activity specified in this notice.</p>	<p>open countryside, adversely affects the visual amenity of the area, is not sustainable development and has resulted in significant harm to the open countryside. The recipient has declared an intention to continue with further unauthorised development and any further development would exacerbate the harm</p>	<p>Period for compliance</p> <p>One month beginning with the day on which this notice is served on you.</p>	
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<p>Land adjoining Hawkshaw Farm Longsight Road Clayton Le Dale Blackburn Lancashire BB1 9DW also known as the Rann Woodland Saccary Lane Mellor Blackburn Lancashire</p>	<p>RVBC</p>	<p>29 April 2022</p>	<p>29 April 2022</p>	<p>Without planning permission, the construction of a road and other engineering operations and other installations on the land, and use of the land to operate a business, save where such operation is permitted under the Order.</p>	<p>The unauthorised engineering operations, development and change of use are harmful to the special strategy for the Borough which results in an unsustainable form of development and it is in the interest of the amenity of the area that the activity causing the breach of planning control should stop immediately.</p>	<p>Cease all the activity on the site as specified.</p>	<p>27 May 2022</p>
<p>North West Side of Pendleton Road, Wiswell, Clitheroe, BB7 9BZ</p>	<p>RVBC</p>	<p>23 December 2022</p>	<p>23 December 2022</p>	<p>Without planning permission, the carrying out of engineering operations and other installations on the land, and use of the land for purposes other than agriculture, save where such operation is permitted under the order</p>	<p>The unauthorised development which has taken place, in an area of open countryside, adversely affects the visual amenity of the area, is not sustainable development and has resulted in significant harm to the open countryside. It would appear that further works are likely to continue with further unauthorised development and any further development</p>	<p>Cease all the activity on the site as specified.</p>	<p>20 January 2023</p>

					would exacerbate the harm.		
Land at the south-east side of Whalley Old Road Langho Blackburn	RVBC	3 March 2023	3 March 2023	Without planning permission, the construction of tracks and other works and development and apparent change of use of land, save where such operation or change of use is permitted under the Order.	The unauthorised engineering operations, development and apparent change of use (on land which is within the Green Belt) are harmful to the special strategy for the Borough which results in an unsustainable form of development, and it is in the interests of the amenity of the area that the activity causing the breach of planning control should stop immediately.	Cease all the activity specified in this notice.	31 March 2023
Land off Hawthorne Farm, Hawthorne Place, Clitheroe, BB7 2HU	RVBC	17 August 2023	17 August 2023	In breach of condition, operation of construction works at the development site on the Land outside the hours contained in the approved statement	The breach of the said condition has taken place by failing to adhere to the approved statement, in carrying out work outside the approved hours, and it is in the interests of the	Cease all the activity specified in this notice	

					protection of the residential amenity of the area that the activity causing the breach of planning control should stop immediately		
Land off 1 Lower Lane, Longridge, PR3 3SL	RVBC	24 August 2023	24 August 2023	The breach of planning control is failure to comply with condition 3 of planning permission 3/2019/1131 requiring use of the residential accommodation in the building on the land to remain incidental to the A1/A2 uses (as amended) approved by planning permission, and condition 4 of planning permission requiring that the building on the Land should only be used for the purposes of A1 (retail) and A2 (interior design services) (both as amended) and no other use within those use classes.	The breach of the said condition has taken place by failing to adhere to conditions 3 and 4 of planning permission 3/2019/1131, and it is in the interests of the protection of the amenity and character of the area that the activity causing the breach of planning control should stop immediately.		

<p>Land at Cutlers Quarry, Four Acre Lane, Thornley (LCC Notice)</p>	<p>Lancashire County Council</p>	<p>22<sup>nd</sup> March 2024</p>	<p>22<sup>nd</sup> March 2024</p>	<p>The Council considers that there has been a breach of planning control on the land at Cutlers Quarry, Four Acre Lane, Thornley. The breach of planning control is the importation and deposit of waste.</p>	<p>The importation and deposit of waste on this land is taking place without the benefit of a planning permission and is therefore uncontrolled. The site is located within an Area of Outstanding Natural Beauty and is accessed via a minor road where the uncontrolled operations are having an unacceptable impact on the visual amenities of the area, highway safety and the amenity of local residents contrary to the policies of the Development Plan.</p>	<p>Cease the importation and deposit of waste materials on the land.</p>	
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<p>Land at 29 Castle View, Clitheroe, BB7 2DT</p>	<p>RVBC</p>	<p>3 June 2024</p>	<p>3 June 2024</p>	<p>The Council considers that there has been a breach of planning control on the land described in paragraph 4 below. The breach of planning control is unauthorised use of the land as a short-term holiday let.</p> <p>This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.</p> <p>Without planning permission, use of</p>	<p>The unauthorised use of land as a short term holiday let is not sympathetic to existing adjacent residential land uses in terms of intensity and nature. By virtue of the level of occupancy, associated activities and divergent disruptive pattern of occupation, compared to that of neighbouring residential development, the unauthorised use is of significant detriment to the residential character of the immediate area and the residential amenities of existing nearby residential occupiers.</p>	<p>Cease all the activity specified in this notice</p>	
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				land as a short-term holiday let.			
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<p>Lyme House Farm, Longridge Road, Thornley, Longridge, Preston and Lime House Farm, Chipping Road, Thornley, Preston PR3 2TE</p>	<p>Lancashire County Council</p>	<p>31<sup>st</sup> May 2024</p>	<p>31<sup>st</sup> May 2024</p>	<p>The Council considers that there has been a breach of planning control on the land. The breach of planning control is the winning and working of minerals from Bluestone Quarry (herein after referred to as the Land) and their export off the Farm Unit. The Farm Unit is the land operated as an agricultural enterprise at Lyme House Farm, Longridge Road, Thornley, Preston PR3 2TE.</p>	<p>The winning and working of minerals from this Land and their export off the Farm Unit is taking place without the benefit of a planning permission and are therefore uncontrolled. The operations being undertaken are not reasonably necessary for the purposes of agriculture within the Farm Unit as the minerals are being exported from the Farm Unit and used in a development that is not related to agriculture. The quarrying operations are therefore not authorised by the permitted development rights in Part 6 to Schedule 2 of the Town and Country</p>	<p>i) Cease the winning and working of minerals on the Land; and ii) Cease the export of processed material off the Farm Unit.</p>	
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					<p>Planning (General Permitted Development) Order 2015. Furthermore, the Land is located within an Area of Outstanding Natural Beauty where the uncontrolled operations are having an unacceptable impact on the amenities of the area contrary to the policies of the Development Plan.</p>		
<b>ENFORCEMENT WARNING NOTICE</b>							
Address of land/map reference	Name of issuing authority	Date of issue of notice	Date of service of copies of the notice	Statement / summary of the breach of planning control alleged	the date specified in the notice as the date by which an application for planning permission	If applicable date of withdrawal	

					must be received	

\* For further information contact the Council's planning department.