

## The Planning Inspectorate

### ENFORCEMENT NOTICE APPEAL FORM (Online Version)

**WARNING:** The appeal **must** be received by the Inspectorate **before** the effective date of the local planning authority's enforcement notice.

**Appeal Reference: APP/T2350/C/25/3363899**

#### A. APPELLANT DETAILS

Name Mr Terrence Ball

Company/Group Name Caltz Investments Ltd

Address  
Boadicea Park  
Preston Road, Ribchester  
PRESTON  
PR3 3XL

Preferred contact method

Email ☒ Post ☐

#### A(i). ADDITIONAL APPELLANTS

Do you want to use this form to submit appeals by more than one person (e.g. Mr and Mrs Smith), with the same address, against the same Enforcement notice?

Yes ☐ No ☒

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes ☒ No ☐

Name Mr Lee Greenwood

Company/Group Name LJG Planning Consultancy

Address  
17 South Drive  
Padiham  
BURNLEY  
BB12 8SH

Phone number

Email

Your reference LJG354

Preferred contact method

Email ☒ Post ☐

### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Ribble Valley Borough Council

LPA reference number (if applicable)

22021

Date of issue of enforcement notice

17/03/2025

Effective date of enforcement notice

17/04/2025

### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

☒ No

☐

Address

Boadicea Park  
Preston Road, Ribchester  
PRESTON  
PR3 3XL

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

☐ No

☒

What is your/the appellant's interest in the land/building?

Owner

☒

Tenant

☐

Mortgagee

☐

None of the above

☐

### E. GROUNDS AND FACTS

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes

☐ No

☒

(a) That planning permission should be granted for what is alleged in the notice.

☐

(b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

☐

(c) That there has not been a breach of planning control (for example because permission has already been granted, or it is "permitted development").

☐

(d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.

☐

(e) The notice was not properly served on everyone with an interest in the land.

☐

(f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

☒

The facts are set out in

☒ the box below

The Appellant is agreeable to the removal of the modular structures as detailed in the Notice. He is making arrangements for this to be done and the LPA have been made aware of this.

It is considered that the removal of the office building and the areas of hardstanding exceed what is necessary to remedy the suggested impact and these small, ancillary elements cause no adverse harm

by way of their scale, massing or appearance in this location.

Accordingly it is requested that the notice be varied and amended to solely target the two larger, modular buildings. This is consistent in remedying the suggested harm caused by the breach, as set out in Section 173(4)(b) of the TCPA.

(g) The time given to comply with the notice is too short. Please state what you consider to be a reasonable compliance period, and why. ☒

The facts are set out in

☒ the box below

The Appellant requires a longer period of 12-18 months so that all options and alternative arrangements can be explored, particularly prior to and in the context of the pending, partially retrospective planning application at the site, the outcome of which is still unknown at the time of making this appeal.

## F. CHOICE OF PROCEDURE

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

1. Written Representations ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☐ No ☒

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☒ No ☐

Please explain.

To assess the relevant factors pertaining to the appeal.

2. Hearing ☐

3. Inquiry ☐

## G. FEE FOR THE DEEMED PLANNING APPLICATION

1. Has the appellant applied for planning permission and paid the appropriate fee for the same development as in the enforcement notice? Yes ☒ No ☐

a) the date of the relevant application 07/03/2025

2. Are there any planning reasons why a fee should not be paid for this appeal? Yes ☒ No ☐

☒ the box below

An appeal on ground A is not made.

## H. OTHER APPEALS

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

## I. SUPPORTING DOCUMENTS

01. Enforcement Notice:

☒ see 'Appeal Documents' section

## J. CHECK SIGN AND DATE

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

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

**Signature**

Mr Lee Greenwood

**Date**

10/04/2025 15:49:31

**Name**

Mr Lee Greenwood

**On behalf of**

Mr Terrence Ball

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

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

## K. NOW SEND

### Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) to the LPA.

To do this by email:

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

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

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

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

## L. APPEAL DOCUMENTS

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

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to

**appeals@planninginspectorate.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

**You will not be sent any further reminders.**

Please ensure that anything you do send by post or email is clearly marked with the reference number.

### The documents listed below were uploaded with this form:

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 01. The Enforcement Notice.

**File name:** RV\_Enforcement\_Notice\_Boadicea\_Park\_170325\_Additional\_Page.pdf

**File name:** RV\_Enforcement\_Notice\_Boadicea\_Park\_170325 (1)\_compressed (1).pdf

**Completed by** MR LEE GREENWOOD

**Date** 10/04/2025 15:49:31