

I hereby certify that this is a true copy of the original.

Dated this 1st day of May 2025

*Robert Ribble Valley Borough Council, Council Offices,
Church Walk.*

Catherine BB7 2ZA

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN & COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE - (OPERATIONAL DEVELOPMENT)

TO: Terence Ball and
Caltz Investments Ltd
(Co. Regn. No. 10795638) both of
Boadicea House, Boadicea Park
Preston Road, Ribchester
Preston
Lancashire
PR 3 3XL

ISSUED BY RIBBLE VALLEY BOROUGH COUNCIL ("the Council")

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a), section 171A of the Town and Country Planning Act 1990, at the land described below. It is considered expedient to issue this Notice, having regard to the provisions of the development plan and all other material planning considerations.

The Annex at the end of the Notice and the enclosures to which it refers contain important additional information.

2. THE LAND AFFECTED

Land lying to the North of Preston Road, Ribchester, Preston PR3 3XL, shown edged red on the attached plan

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the construction of concrete hardstanding's and siting of two modular structures on said hardstanding's, and the siting of a black metal and glass office style structure on land lying North of Preston Road, Ribchester, Preston PR3 3XL, also known as (Boadicea Park, Preston Road, Ribchester, Preston PR3 3XL).

4. REASONS FOR ISSUING THIS NOTICE

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

1. The structures described in paragraph three, represent a visually incongruous anomalous and discordant appearance, and being of significant detriment to the character and amenities of the area, which is in direct conflict with aims and objectives of policies DMG1, DMG2 and DMB 3 of the Ribble Valley Core Strategy 2008 – 2028.

5. WHAT YOU ARE REQUIRED TO DO

Remove the modular buildings and hardstanding's upon which they stand and remove the black metal and glass office style structure from the land lying North of Preston Road, Ribchester, Preston PR 3XL.

6. TIME FOR COMPLIANCE

Twelve weeks from the date this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 17th of April 2025 unless an appeal is made against it beforehand.

Dated: 17th day Of March 2025

Signed 

Nicola Hopkins

Designation: Director of Economic Development and Planning

Address to which all communications should be sent:
Ribble Valley Borough Council
Development Control Department
Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

ANNEX

Ribble Valley Borough Council has issued an enforcement notice relating to Land lying North of Preston Road, Ribchester, Preston, PR3 3XL, shown edged red on the attached plan, and you are served with a copy of that notice as you have an interest in the Land.

YOUR RIGHT OF APPEAL

You can appeal against this enforcement notice, but any appeal must be received by the Planning Inspectorate (or be posted or electronically communicated at such time that, in the ordinary course of post or transmission, it would be delivered to the Planning Inspectorate) before the date specified in paragraph 7 of the notice.

If you want to appeal against this enforcement notice you can do it:

- Online at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs).
- By getting enforcement appeal forms from the Planning Inspectorate on 0117 372 6372 or by e-mailing the Planning Inspectorate at enquiries@pins.gsi.gov.uk.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:
The name of the local planning authority.

- The site address.
- Your address.
- The effective date of the enforcement notice.

This should **immediately** be followed by your completed appeal forms.

The Planning Inspectorate's address and contact details are as follows:

The Planning Inspectorate
CST Room 3/05
Temple Quay House
2 The Square
BRISTOL BS1 6PN

Direct line: 0117 372 6372
Fax number: 0117 372 8782

Under section 174 of the TCPA 1990 you may appeal on one or more of the following grounds that:

- In respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.
- Those matters have not occurred.
- Those matters (if they have occurred) do not constitute a breach of planning control.
- At the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.
- Copies of the enforcement notice were not served as required by section 172 of the TCPA 1990.
- The steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by such breach.
- Any period specified in the notice in accordance with section 173(9) of the TCPA 1990 falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

If you appeal under ground (a) of section 174(2) of the TCPA 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £2312.00 You should pay the fee to Ribbles Valley Borough Council.

If you decide to appeal, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring, you to do so within 14 days.

A copy of sections 171A, 171B and 172 to 177 of the TCPA 1990 are attached for your information.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Persons served with a copy of this enforcement notice are as follows:

The Company Secretary, REWARD FINANCE GROUP LIMITED, (Co. Regn. No. 07385919) of 1st Floor, 12 King Street, Leeds LS1 2HL.

REWARD FINANCE GROUP LIMITED, (Co. Regn. No. 07385919) of Reward Capital, Central House, 47 St Pauls Street, Leeds, LS1 2TE.

Shakespeare Martineau LLP of Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, ND2 3DQ. (Reference P.1326405.881)

Dentons UK and Middle East LLP, Milton Keynes Office, The Pinnacle, 170 Midsummer Boulevard, Milton Keynes MK9 1FE. (References 113282.00092/ONXO/NQQL and 074644.00082/ONXO/NQQL)