

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN & COUNTRY PLANNING ACT 1990

## ENFORCEMENT NOTICE - (OPERATIONAL DEVELOPMENT)

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**TO:** Mudassir Shaheen of 1 Dalton Close, Blackburn, Lancashire  
BB1 1LD and 67 Darwen Street, Blackburn, Lancashire BB2  
2BL

**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 on the south-east side of Whalley Old Road, Langho, Blackburn, Lancashire shown edged red on the attached plan (the land).

### **3. THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission,

1. the construction of a timber building on the land.
2. The unauthorised creation of an access from the land, onto the highway.
3. The installation of a CCTV pole on the land.

### **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 timber building represents development which is contrary to the provisions of Key Statement EN1 of the Ribble Valley Core Strategy and Chapter 13 “Protecting Green Belt Land” OF THE National Planning Policy Framework. The building represents inappropriate development within the Green Belt and in the absence of any very special circumstances the building is, by definition, harmful to the Green Belt.

2. Both the building and the new access as constructed adversely impact on the visual amenities of the area creating an urbanising impact on the open and rural character of the area, contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.
3. The new access, as created, raises highway safety concerns, in respect of the lack of adequate visibility splays at this section of the highway. As such, the proposed development is contrary to the provisions of Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 115 of the National Planning Policy Framework.
4. The as erected CCTV pole represents a visually incongruous, anomalous and discordant appearance which is significantly detrimental to the character and amenities of the area, which is in direct conflict with the aims and objectives of policies DMG1, DMG2 and DMB3 of the Ribble Vally Core Strategy 2008 – 2028.

**5. WHAT YOU ARE REQUIRED TO DO**

- a) Remove the timber building and any associated base and or footings on the land and return the land to its former agricultural use.
- b) Remove any hardstanding's at the unauthorised access to the land and return it to its former agricultural appearance.
- c) Remove the CCTV pole and associated cameras and or solar panels attached to it, which has been installed on the land.

**6. TIME FOR COMPLIANCE**

In respect of 5(a) and 5(c): four weeks from the date this Notice takes effect.

In respect of 5(b) two weeks from the date this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on the 13<sup>th</sup> of October 2025 unless an appeal is made against it beforehand.

Dated: 10<sup>th</sup> of September 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 on the south-east side of Whalley Road, Langho, Blackburn Lancashire, 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](http://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](mailto: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 £244:00 You should pay the fee to Ribble 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:**