IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN & COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE

TO: The Company Secretary,
Browns of Grimsargh Ltd.,
Design House,
Preston Road,
Charnock Richard,
Chorley,
United Kingdom.
PR7 5JZ

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 at Lane Ends Farm, Hothersall Lane, Hothersall, Preston. PR3 2XB shown edged red on attached plan 1

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

   (a) Without planning permission, engineering works to level and regrade the site, infill a pond and create an earth bund, the formation of hardstanding, and the siting of shipping containers on the land in the general locations shown on attached plan 2.

   (b) Without planning permission, the change of use of land in the general location coloured blue on attached plan 2, from land used for storage of material in association with a landscape contractor's yard (B8 use) to land used for storage of materials, waste and paraphernalia in association with a car repair garage and MOT testing centre (Sui Generis use).

   (c) Without planning permission, the change of use of land in the far eastern corner of the site in the general location within the dotted blue line shown on attached plan 2, from land used as agriculture to the siting of shipping containers used for storage purposes and/or the storage of shipping containers (B8 use).

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control identified in point (a) has occurred within the last four years.

It appears to the Council that the above breach of planning control identified in points (b) and (c) has occurred within the last ten years.

The operational development and change of use of land described in the above breaches of planning control are inappropriate types of development in this countryside location and fail to meet any of the Ribble Valley Core Strategy (Policy DMG2) exception criteria for allowing development in this location. In respect of the development described in point (b), whilst it is accepted that a lawful Sui Generis use exists on part of the land (planning permission 3/2025/0381) there is no obvious reason why this development cannot be accommodated within the approved planning unit. In respect of the development described in point (c), there is no obvious reason why this development is required to support current business operations on the land.

The operational development and change of use of land described in the above breaches of planning control result in the introduction of an incongruous, anomalous and discordant form of development that fails to be in keeping with the rural character of the area by virtue of their scale, siting, design and external appearance.

The development is contrary to development plan policies DMG1 and DMG2 and paragraphs 135 and 139 of the National Planning Policy Framework.

5. WHAT YOU ARE REQUIRED TO DO

In respect of point (a), remove the recently laid tarmac, edging stones, crushed stone and other associated material (the hardstanding in the general location coloured orange on plan 2), remove the shipping containers, remove the earth bund, and return the land to its former state.

In respect of point (b), remove from the land coloured blue on plan 2 all material and waste and paraphernalia and cease using this land for storage purposes in connection with the car repair garage and MOT testing centre.

In respect of point (c), remove from the land within the dotted blue line on plan 2 all shipping containers and cease using this land for storage purposes.

6. TIME FOR COMPLIANCE

Six weeks from the date this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 5th of May 2026 unless an appeal is made against it beforehand.

Dated: 30/03/2026

Signed [redacted]

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 at Lane Ends Farm, Hothersall Lane, Hothersall, Preston. PR3 2XB 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 at such time that, in the ordinary course of post, 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 (https://acp.planninginspectorate.gov.uk)

- By getting enforcement appeal forms from the Planning Inspectorate on 0303 444 5000

In exceptional circumstances you may give notice of appeal by 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

The Planning Inspectorate
c/o Quadient,
69, Buckingham Avenue,
Slough.
SL1 4PN

Direct line: 0303 444 5000

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 £2,980.00. 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:

The Company Secretary, Browns of Grimsargh Ltd., Design House, Preston Road, Charnock Richard, Chorley, United Kingdom. PR7 5JZ.

The Company Secretary, Manor House Commercials Limited (12972572), Design House, Preston Road, Charnock Richard, Chorley, England. PR7 5JZ

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Justin Brown
direct line: [redacted]
e-mail:
my ref: 22537
your ref:
date: 30/03/2026

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Breach of Planning Control on land at Lane Ends Farm, Hothersall Lane, Hothersall, Preston. PR3 2XB.

Ribble Valley Borough Council ("the Council") is the Local Planning Authority ("LPA") in respect of the Ribble Valley area in which the land is situated.

You are the owner or at least have an interest in the land outlined above and I now serve an Enforcement Notice upon you.

If you do not appeal against this enforcement notice, it will take effect on the 5th May 2026 and you must ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of this notice. Failure to comply with the Notice once it has taken effect can result in prosecution and/or remedial action by the Council.

If you wish to appeal against this notice, the steps, which you must take and the grounds upon which you may appeal are set out in the annex to the Notice.

Yours Faithfully

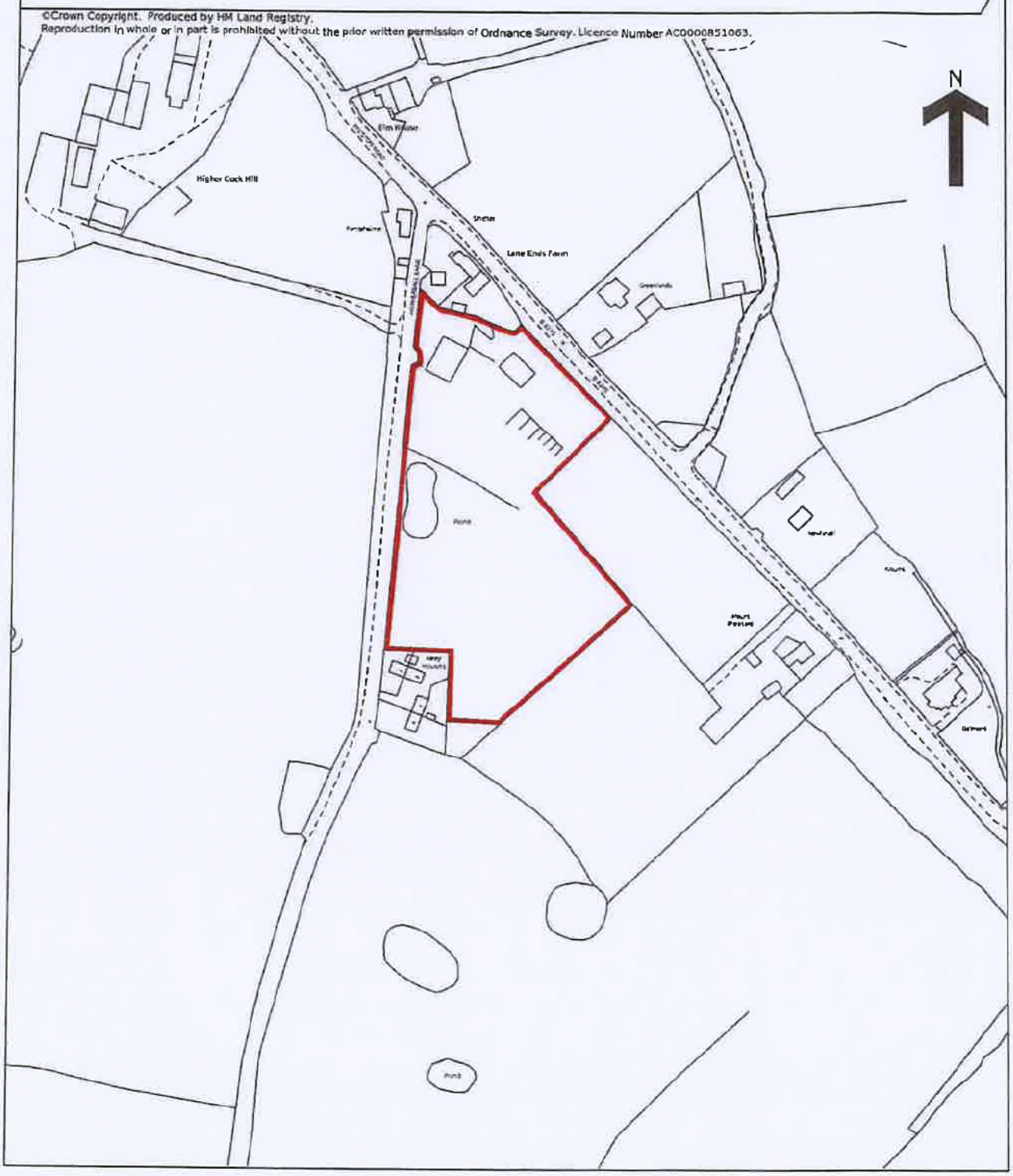
[redacted]

Justin Brown
Planning Enforcement Officer

ATTACHED PLAN 1.

HM Land Registry Official copy of title plan

Title number **LAN36867**
Ordnance Survey map reference **SD6236NW**
Scale **1:2500**
Administrative area **Lancashire : Ribble Valley**



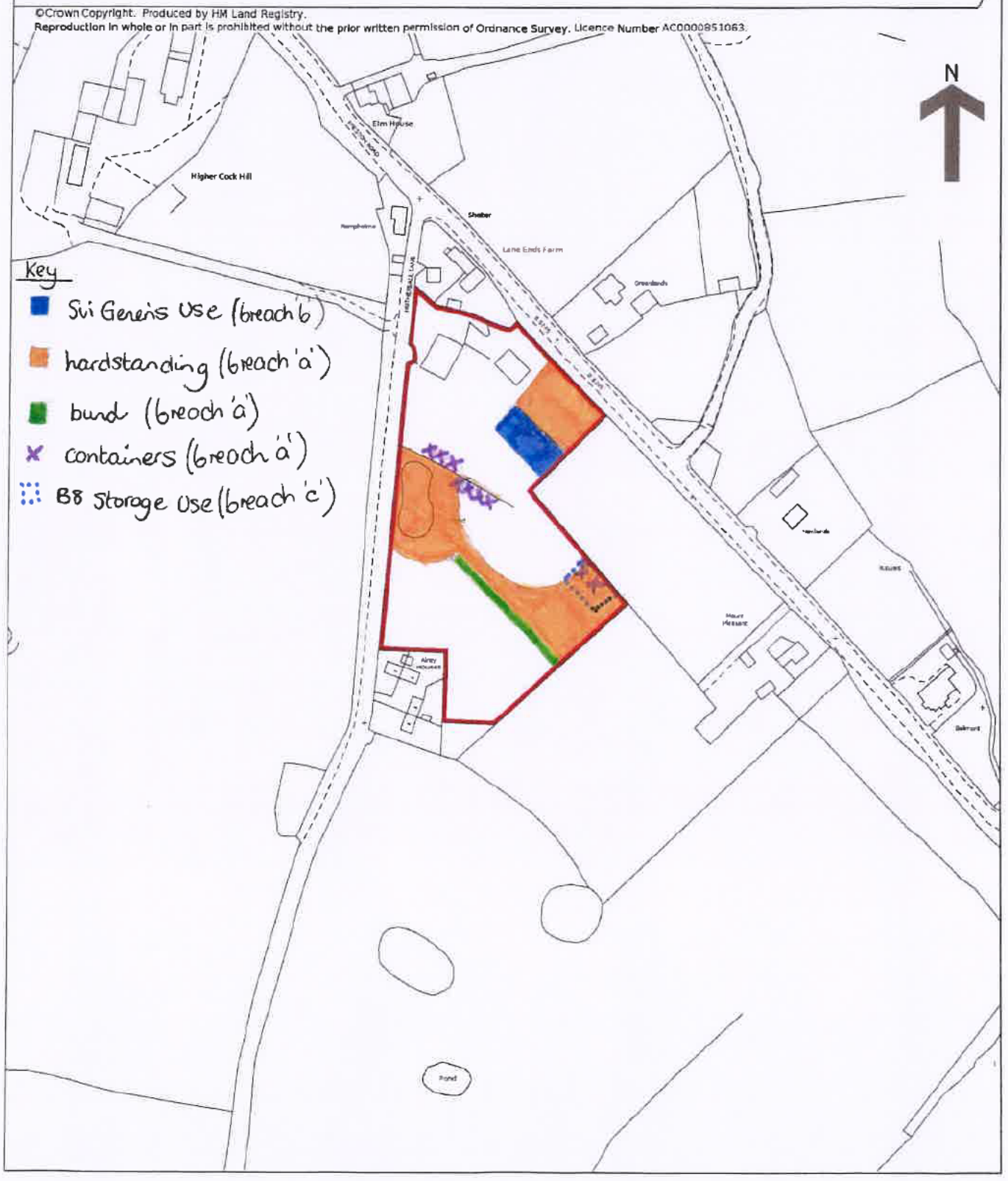
This official copy is incomplete without the preceding notes page.

ATTACHED PLAN 2

HM Land Registry Official copy of title plan

Title number **LAN36867**
Ordnance Survey map reference **SD6236NW**
Scale **1:2500**
Administrative area **Lancashire : Ribble Valley**

©Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



This official copy is incomplete without the preceding notes page.

Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Direct Line: 0303 444 5000

Email: enquiries@planninginspectorate.gov.uk

1. THIS IS IMPORTANT

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

- online at the Appeals Casework Portal; or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at https://www.gov.uk/appeal-enforcement-notice/how-to-appeal.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.