RIBBLE VALLEY BOROUGH COUNCIL
Department of Development
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

TREE WORK PERMISSION

APPLICATION NO: 3/2026/0821

DECISION DATE: 06 November 2026

DATE RECEIVED: 21 October 2026

TREE PRESERVATION ORDER:187 – 2012 1 Beverley Close, Clitheroe 2012

APPLICANT:

Mrs Joy Brookes
1 Beverley Close
Clitheroe
BB7 1HX

AGENT:

Mr Dan Brown
Bowlands Tree Consultancy
6 Cross Street
Preston
PR1 3LT

DETAILS OF TREE WORK: Proposed Pruning of T1 (Lime) to reduce in height to leave stem approx. 5.5m height immediately above the existing epicormic growth due to identified increased risk of failure and risk of harm to occupied vehicles due to active decay at base.

AT: 1 Beverley Close Clitheroe BB7 1HX

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the tree work in accordance with this tree work application subject to the following condition(s):

1. All tree work hereby granted consent shall be in accordance with BS3998 for tree work.

   Reason: To safeguard the health and appearance of the tree being retained.

2. All works granted consent must be completed within 2 years of the date of consent.

   Reason: Required in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. 1 x replacement standard Lime tree (12-14 Girth) shall be planted in the immediate vicinity within 12 months of the completion of felling works undertaken by permission of this consent.

   Reason: In order to preserve the visual amenity of the trees that at present exist on the site

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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Notes

1. This Decision Notice should be read in conjunction with the officer's tree work report which is available to view on the website.

2. Removal of vegetation within the nesting bird season and vegetation with the potential to support other Protected Species should be preceded by a pre-clearance check as outlined in BS3998 :2010 Tree Work - Recommendation 5.3 Habitat & Wildlife in respect of the preliminary surveys and checks necessary.

3. The granting of this consent does not infer the right nor grant consent for works to trees outside of the applicant's ownership. As such the applicant is advised to seek the independent consent of relevant landowner(s) where approved works will affect trees in third-party ownership.

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, you must appeal:

- within 28 days of the date on the council's decision notice (even if the decision was made after 8 weeks)
- before the date the tree replacement notice comes into effect

Appeals should be made online via https://appeal-planning-decision.service.gov.uk/before-you-start. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.