



## SOUTH RIBBLE BOROUGH COUNCIL

Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle)  
(Amendment) Order 2017

### PERMISSION IN PRINCIPLE

**APPLICANT:** Mr Andrew Samlley

**AGENT:** Miss Millie Metcalfe

Tithebarn Farm  
Skip Lane  
Hutton  
Preston  
Lancashire  
PR4 5HE

10-11 Burlington House  
Ribblesdale Place  
Preston  
Lancashire  
PR1 3NA

**REFERENCE NUMBER:** 07/2024/00791/PIP  
2024

**DATE OF APPLICATION:** 18 October

#### PARTICULARS AND LOCATION OF DEVELOPMENT:

Permission in Principle Application for up to 3no. dwellinghouses.

**at:**

Land Adj To 222 Liverpool Road, Hutton, Preston, Lancashire, PR4 5HB

The South Ribble Borough Council hereby give notice in pursuance of the above mentioned regulations that **permission has been granted in principle** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted or other such amended plans that may be agreed in writing by the Local Planning Authority subject to the following conditions:

#### **Advice Note:**

1. Please note that on assessment of the size of the site and gap between neighbouring dwellings, and the requirement for the following: turning area within the site to allow access to the highways in forward gear, satisfactory private amenity space, bin storage, parking standards and with comparison to the curtilage size for nearby dwellings, the local authority feel that the site is more suitable for up to 2no. dwellinghouses rather than up to 3no. dwellinghouses.

**Informative:** The decision to grant planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan and the Central Lancashire Core

Strategy as set out below, and to all relevant material considerations including Supplementary Planning Guidance:

NPPF - National Planning Policy Framework

POLG1 - Green Belt

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required.

Email: [planning@southribble.gov.uk](mailto:planning@southribble.gov.uk).

A handwritten signature in black ink, reading 'E Hindle', with a horizontal line underneath.

**ELIZABETH HINDLE**  
**HEAD OF PLANNING AND ENFORCEMENT**

**DATE OF DECISION: 20 November 2024**

**Important Note:** This permission relates only to that required under the Town and Country Planning Act. It does not provide any consent or approval under any other enactment, byelaw, order or regulation including the Building Regulations. If you are in any doubt about the need to obtain approval under the Building Regulations then please contact the Building Control Section, Civic Centre, West Paddock, Leyland on 01772 625400 or email: [bldcontrol@southribble.gov.uk](mailto:bldcontrol@southribble.gov.uk)

The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website <https://www.southribble.gov.uk/content/community-infrastructure-levy> or contact the CIL Officer [CIL@southribble.gov.uk](mailto:CIL@southribble.gov.uk)

You are advised that an application for approval of Technical Details Consent must be made not later than the expiration of three years beginning with the date of this permission.

In determining the above planning application, the Council has implemented the requirements of paragraph 38 of the NPPF 2019 and worked proactively and positively with the applicant.

#### **Appeal to the Secretary of State**

1. 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 for the Environment under Section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.
6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### **Purchase Notices**

1. If either the local planning authority or the Secretary of State for the Environment refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter I of the Town and Country Planning Act 1990.

Land between 222 Liverpool Road and 228 Liverpool Road

