

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

OUTLINE PLANNING PERMISSION

APPLICATION NO: 3/2021/0674

DECISION DATE: 4th July 2025

DATE RECEIVED: 19/07/2021

APPLICANT:

Mr R Robinson
Robinsons Foods Ltd
Lower Edge Farm
Tinklers Lane
Slaidburn
Clitheroe
BB7 4TP

AGENT:

Mr R Mackenzie
MacMarshalls Rural Chartered Surveyors &
Planning Consultants
Hamill House, 112-116 Chorley New Road,
Bolton, Lancashire, BL1 4DH

PARTICULARS OF DEVELOPMENT: Outline planning application for the erection of one agricultural worker's dwelling (all matters reserved).

AT: Lower Edge Farm Tinklers Lane Slaidburn BB7 4TP

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 Application(s) for approval of all outstanding reserved matters must be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - a)The expiration of three years from the date of this permission; or
 - b)The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Required to be imposed in accordance with the provisions of Section 51 of the Planning and Compulsory Act, 2004.

- 2 Unless explicitly required by condition within this consent, the development hereby permitted relates to the following:

Site and Location Plan: C803-2-003 Rev: B

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

- 3 The occupation of the dwelling hereby approved shall be limited to a person or persons solely or mainly employed in agriculture operations (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry), or the dependant of such persons living with them, or a widow or widower of such persons.

Reason: For the avoidance of doubt insofar that permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general residential occupation would not normally be permitted.

- 4 The occupation of the dwelling known as Wood Hill Farm, Wigglesworth Road, BB7 4TR, as indicated on 'Site and Location Plan: C803-2-003 Rev: B' shall be limited to a person or persons solely or mainly employed in agriculture operations (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry), or the dependant of such persons living with them, or a widow or widower of such persons.

Reason: For the avoidance of doubt insofar that permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general residential occupation would not normally be permitted and to avoid potential cumulative impacts(s) from non-restricted residential planning units in the area.

- 5 No demolition works pursuant to this consent shall be undertaken within the nesting bird season (1st March - 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

- 6 No demolition works pursuant to this consent shall be undertaken until precise details and location(s) of the proposed Compensatory Biodiversity Net Gain provisions and Compensatory Swallow Nests (as contained within the submitted Preliminary Bat Roost assessment) have been submitted to and approved in writing by the Local Planning Authority. The approved provisions shall be installed and made available for use prior to the demolition of the existing stables building and thereafter be retained.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2021/0674

DECISION DATE: 04 July 2025

Note(s)

- 1 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

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- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
- 3 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

INFORMATIVES

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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 then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.