

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

PLANNING PERMISSION

**APPLICATION NO:** 3/2022/1040

**DECISION DATE:** 16 March 2023

**DATE RECEIVED:** 04/11/2022

**APPLICANT:**

Mr Sarodia  
Whitecroft Barn  
Whitecroft Lane  
Mellor  
BB2 7HA

**AGENT:**

Mr Paul Henderson  
Evolve Architectural Design Ltd  
2 St Matthews School House  
Stanhill Lane  
Oswaldtwistle  
Accrington  
BB5 4PZ

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**DEVELOPMENT PROPOSED:** Reconfiguration of internal layout of previously converted barn including insertion of new openings.

**AT:** Whitecroft Barn Whitecroft Lane Mellor BB2 7HA

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission shall relate to the development as shown on Plan Reference:

Location Plan EAD\_181\_P\_00

Proposed Site Plan EAD\_181\_P\_06 S2 27 February 2023

Proposed Ground Floor Plan EAD\_181\_P\_07 S2 27 February 2023

Proposed First Floor Plan EAD\_181\_P\_08 S1 27 February 2023

Proposed North & South Elevations EAD\_181\_P\_09 S2 27 February 2023

Proposed East & West Elevations EAD\_181\_P\_10 S2 27 February 2023

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

P.T.O.

3. The materials to be used on the external surfaces of the development as indicated on Proposed North & South Elevations: EAD\_181\_P\_09 S2 and Proposed East and West Elevations: EAD\_181\_P\_10 S2 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and the barn conversion.

4. Notwithstanding the details shown upon the approved plans, the three Velux roof lights shall be of a Conservation Type and recessed with a flush fitting.

Reason: In order to ensure that the works are carried out in an appropriate manner and are sympathetic to the building.

5. Provision shall be made within the site for a Greenwoods Ecohabitats Two Chamber Bat Boxes or Kent Bat Box as suggested within the submitted Bat Roost Assessment Report.

The units shall be installed on appropriate wall or roof elevations with a minimum of 5 hours morning sun for bats.

The artificial bat box shall be incorporated into the building during the work hereby approved and prior to occupation of the ancillary accommodation.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development, prevent any adverse effects on the bat population during the proposed development and to ensure that bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994.

6. The additional living accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Whitecroft Barn.

Reason: The use of the accommodation as a separate dwelling would require further consideration against the provisions of the development plan.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. 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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3. 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.

*Nicola Hopkins*

**NICOLA HOPKINS**  
**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

## Notes

### 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.