

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2024/0153

**DECISION DATE:** 21 March 2025

**DATE RECEIVED:** 15/04/2024

**APPLICANT:**

Mr G Stanley  
Cumbrian  
Neddy Lane  
Billington  
Lancashire  
BB7 9ND

**AGENT:**

Mr Gary Hoerty  
Gary Hoerty Associates  
Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
BB7 4DH

**DEVELOPMENT PROPOSED:** Proposed demolition of garage and the gym behind it and construction of new dwelling adjacent to the original bungalow and alterations to access to create new parking for existing dwelling.

**AT:** Cumbrian Neddy Lane Billington BB7 9ND

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 pursuant to Section 51 of the Planning and Compulsory Purchasing Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan 1:500 @A4 Sta.1129.3410.01B

Proposed Plans, Elevations & Site Plan 1:200 @A2 sta.1129.3410.03D

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

3. The materials to be used on the external surfaces of the development shall be implemented in accordance with those indicated on the application form.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the adjacent dwellings.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) any future extensions and/or alterations to the dwelling including any development within the curtilage and the insertion of any window or door as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without express planning permission being first obtained.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality or residential amenity.

5. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The routes to be used by construction vehicles carry plant to and from the site;
- ii) Storage of machinery and materials;
- iii) Parking of vehicles within the site of site operatives and visitors;
- iv) Wheel washing facilities; and
- v) Site working hours;

Reason: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development.

6. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The approved scheme shall be completed in accordance with the approved details prior to first occupation of the dwelling hereby approved.

Reason: To ensure a satisfactory means of drainage to the development.

7. The dwelling hereby approved shall not be occupied until the parking and turning facilities have been implemented in accordance with approved drawing sta. 1129.3410.03D and this area shall thereafter be retained for the parking of vehicles.

Reason: To allow for the effective use of the parking areas.

8. The mitigation measures detailed in the summary of the Preliminary Bat Roost Assessment Report dated 21st December, 2023 by Dave Anderson shall be implemented prior to the first occupation of the dwellinghouse and shall thereafter be retained and maintained.

Reason: Reason: In order to protect and mitigate the impact of development and ensure that there are no adverse effects on the favourable status from the proposed development.

9. Prior to first occupation of the dwelling hereby approved, details of landscaping for the site shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, the areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all boundary fencing and screening.

The approved landscaping scheme shall thereafter be implemented in the first planting season following first occupation of the dwellinghouse.

Reason: In order to achieve a satisfactory level of landscaping provision in the interests of visual amenity.

### **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.
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.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

*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.