

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

PLANNING PERMISSION

APPLICATION NO: 3/2024/0622

DECISION DATE: 17 January 2025

DATE RECEIVED: 20/08/2024

APPLICANT:

Mr and Mrs D Norris
41 Dilworth Lane
Longridge
Preston
PR3 3ST

AGENT:

Mrs Judith Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

**DEVELOPMENT
PROPOSED:**

Planning permission for proposed conversion of barn 1 to two-storey, five bedroom dwelling; demolition of outbuilding 1 and construction of new double garage; construction of new roof and conversion of outbuilding 2 to form single-storey incidental domestic hobby space; alterations to existing vehicular access, creation of domestic curtilage and landscaping; new sewage treatment plant and diversion of public footpath.

AT: Writtenstone Farm, Writtenstone Lane, Longridge, PR3 2ZN.

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. 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:

- (Amended) Site Location Plan Drawing No: 0735 Revision D (received 09.12.2024)
- (Amended) Proposed Site Plan Drawing No: 7035 - 11 REV K (received 09.12.2024)
- (Amended) Barn 1 - Proposed Plan, Elevations and Section Drawing No: 7035 - 07 REV L (received 09.12.2024)
- Proposed Garage Plan, Elevations and Section Drawing No: 7035 - 14 REV C
- Proposed Outbuilding 2 Plan, Elevations and Section Drawing No: 7035 - 12 REV C

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The building marked for demolition denoted by red hatching as shown on Existing Outbuilding 1 Plans and Elevations Drawing No: 7035 - 15 shall be entirely demolished, the existing hardstanding made good and any leftover materials removed from the site prior to first occupation of the dwelling hereby approved.

Reason: In the interests of visual amenity to ensure the scheme is implemented as proposed.

4. Notwithstanding any description of materials in the application and the requirements of Condition 2 of this permission, samples or full details of all new materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

5. All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, dimensions, glazing detail, moulding finish, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

6. All window/door cills and lintels shall be natural stone and full details or samples of the materials to be used for the cills and lintels shall be submitted to and approved in writing by the Local Planning Authority before installation on site. The development shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

7. The roof lights as shown on (Amended) Barn 1 - Proposed Plan, Elevations and Section Drawing No: 7035 - 07 REV L (received 09.12.2024) shall be of the Conservation Type, recessed with a flush fitting, of which the elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation. The roof lights shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

8. Samples or detailed specifications of the new roof slates shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. All new roof slates shall match the existing in appearance, size and quality. The works shall be carried out only in accordance with the agreed materials.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the listed building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

9. All external parts of flues and their associated fittings shall be coloured black / a dark matt finish and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

10. Outbuilding 2 hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling hereby approved.

Reason: The use of outbuilding 2 as a separate dwelling house or as ancillary accommodation would require further assessment against the relevant Local Plan policies.

11. The garage building hereby approved shall be kept available for the parking of vehicles and shall not be used for any use that would preclude its ability for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: The use of this building as a separate use would require further consideration in accordance with the provisions of the Ribble Valley Core Strategy.

12. The residential curtilage hereby approved shall solely relate to the area within the confines of the area shaded red as indicated on Proposed Curtilage Plan as shown on (Amended) Proposed Site Plan Drawing No: 7035 - 11 REV K (received 09.12.2024).

No extension of the residential curtilage shall be undertaken without express planning consent having first been granted by the Local Planning Authority.

Prior to first use of the dwelling hereby approved, details regarding the alignment, height, and appearance of boundary treatments, fencing, walling, retaining wall structures and gates to enclose the identified residential curtilage shall be submitted to and approved in writing by the Local Planning Authority.

The approved boundary treatments shall be erected and maintained as such within 2 months of first use of the dwelling hereby approved.

Reason: To define the scope of the consent hereby approved, to protect against encroachment of residential curtilage into the defined open countryside and in the interests of the visual amenities of the area.

13. The development shall be carried out in accordance with the approved land levels as indicated on the following approved plans:

- (Amended) Barn 1 - Proposed Plan, Elevations and Section Drawing No: 7035 - 07 REV L (received 09.12.2024)
- Proposed Garage Plan, Elevations and Section Drawing No: 7035 - 14 REV C
- Proposed Outbuilding 2 Plan, Elevations and Section Drawing No: 7035 - 12 REV C

No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area.

14. No external lighting shall be installed on the dwelling hereby approved, or elsewhere within the site until details of a scheme for any external building or ground mounted lighting/illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

15. Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, within three months of development commencing a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs.

The duly approved landscaping scheme shall be carried out within 12 months of the dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

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

16. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within pages 10 & 11 (Recommendations) of the submitted ecological appraisal titled "Large Barn at Writtenstone Farm, Longridge - Preliminary Bat Roost Assessment & General Ecology Walkover" (Report Ref 093_01) dated May 2024 and the mitigation measures detailed/recommended within pages 11 & 12 (Recommendations) of the submitted ecological appraisal "Large Barn at Writtenstone Farm, Longridge - Bat Survey Report" (Report Ref 093_03) dated July 2024 carried out by Knight Sky Ecology.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

17. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwellings are first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.

18. All tree works / tree protection shall be carried out in strict accordance with the submitted (Amended) Arboricultural Implications Assessment dated 18th December 2024 (received 19.12.204) and (Amended) Arboricultural Method Statement dated 18th December 2024 (received 19.12.204) and in accordance with British Standard BS 5837:2012. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

Reason: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

19. The Biodiversity Gain Plan (as required by the 'Statutory Biodiversity Condition' - see further details below at #8 of the Notes Section) shall be prepared in accordance with the (Amended) Ecology Technical Note 4 December 2024 - Revision 03 (received 09.12.2024).

Reason: This is not a statutory requirement but unless imposed there is no requirement that the Biodiversity Gain Plan submitted for approval shall be in accordance with the biodiversity and ecology information submitted with the planning application.

20. (a) The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan (as required by the 'Statutory Biodiversity Condition' - see further details below), has been submitted to, and approved in writing by, the local planning authority. This shall include details of:-
- (i) a non-technical summary;
 - (ii) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (iii) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (iv) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (v) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- (b) Notice in writing shall be given to the Council when the:
- (i) HMMP has been implemented; and
 - (ii) habitat creation and enhancement works as set out in the HMMP have been completed.
- (c) First use of the dwelling hereby approved shall not take place until:
- (i) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
 - (ii) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- (d) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
- (e) Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

21. No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

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

22. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on (Amended) Proposed Site Plan Drawing No: 7035 - 11 REV K (received 09.12.2024) have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway in a slow and controlled manner in the interests of general highway safety.

23. No use hereby permitted shall commence until visibility splays 2 metres back from the centre line of the access and extending 25 metres on the nearside carriageway edge in both directions have been provided at the access point. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metre above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access in the interests of highway safety.

24. Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

25. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number
- Details of the parking of vehicles of site operatives and visitors
- Details of loading and unloading of plant and materials
- Measures to protect vulnerable road users (pedestrians and cyclists)
- Measures to deal with dirt, debris, mud, or loose material deposited on the adopted highway because of construction
- Delivery, demolition, and construction working hours

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

26. No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works should comprise the making of an archaeological building record to Level 3 of the main barn and attached shippons, a Level 2 record of the ancillary building and a photographic record of the currently roofless building, the levels being those set out in Understanding Historic Buildings: A guide to Good Recording Practice (Historic England 2016). These works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

27. The development shall not commence until details of a drainage scheme have been submitted. The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage and principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval should include, as a minimum:

- Details of whether the site is greenfield or previously developed in terms of drainage
- Assessment of the hierarchy of drainage options
- Details of the contributing area
- Restricted discharge rate
- On-site surface water storage
- Allowances for climate change and urban creep
- Above ground, multifunctional SuDS components
- Arrangements for management and maintenance

The sustainable drainage strategy shall be implemented in accordance with the approved details prior to first occupation of the dwelling hereby approved.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

28. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment.

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.