



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2024/0814
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www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 13 November 2024

Location: Springwood Whalley Road Hurst Green BB7 9PN

Proposal: Approval of details reserved by conditions 5 (EPS Licence), 6 (bat boxes), 10 (building recording and analysis) and condition 11 (foul and surface water drainage scheme) of planning permission 3/2023/0814.

I write in response to your application to discharge the conditions pursuant to planning approval

Condition 5 (EPS Licence) is partially discharged insofar that the details in respect of the European Protected Species Mitigation License is considered to be acceptable. For the avoidance of doubt, the agreed details are as follows:

- Natural England Mitigation Licensing - Bats application form received 6th November 2024

The condition can only be partially discharged at this stage insofar that the condition requires that the actions, methods and timings included in the mitigation measures identified and the conditions of the License shall be fully implemented and adhered to throughout the lifetime of the development.

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Condition 6 (bat boxes) is partially discharged insofar that the details in respect of the bat boxes and access tiles and lighting scheme is considered to be acceptable. For the avoidance of doubt, the agreed details are as follows:

- Bird and Bat Features Plan dated June 2024
- Zara Moon Architects External Lighting document dated September 2024

The condition can only be partially discharged at this stage insofar that the condition requires that development be carried out in strict accordance with the approved details and retained thereafter.

Condition 10 (building recording and analysis) has been partially discharged already under planning ref: 3/2024/0494. The Historic Environment Team at Lancashire County Council consider that the condition cannot be discharged as the submitted 'Level 2-3 Historic Building Recording document by AB Heritage dated 0/09/2024' does not include the required scaled drawings of the crucks or the results of any necessary scientific dating'. The applicant has stated that the detailed survey of the crucks was seen as unsafe due to the condition of the first floor and access limitations. They have recommended these are removed carefully and recorded when placed on the ground and would be the same for the Dendrochronology dating too. They note that the crucks would be stored within the adjacent garage for recording to ensure they are not exposed to the elements.

For the avoidance of doubt, the agreed details are as follows:

- AB Heritage Level 203 Historic Building Record dated 3rd September 2024
- Email received from Zara Moon Architects outlining further information 6th November 2024

The Historic Environment Unit have been consulted on the amended scheme and consider that the further recording of the crucks (and any dendrochronological analysis) is undertaken as part of a separate stage of investigation of the building and Condition 10 can be partially discharged insofar as AB Heritage have attempted to complete the on-site recording to the best of their ability given the current condition of the building, but that full discharge of the condition must await the submission of a revised report or reports which address the issues outlined the Historic Environment Unit response dated 24th October 2024.

Informative to applicant: The Historic Environment Unit advise that an end-date for the completion of the AB Heritage's building recording report should be agreed, such as no later than 12 weeks from the date of the taking down of the crucks, and that for the dendrochronology report, if necessary (should it not be possible to report the results in the same time-frame) no later than 6 months from the taking down of the crucks.

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Condition 11 (Foul and Surface Water Drainage Scheme) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Paul Waite Associates 1 in 100 Surface Water Calculations
- Paul Waite Associates 1 in 30 Surface Water Calculations
- External Hardstanding drawing ref: 4000 P02
- Drainage Layout drawing ref: 1000 P02
- Drainage Layout drawing ref: 1001 P02

The condition can only be partially discharged at this stage insofar that the condition requires that no part of the development shall be occupied or brought into first use until the drainage works have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr David Moore
Springwood
Whalley Road
Hurst Green
Clitheroe
BB7 9PN

Miss Zara Moon
The Barn at Fieldings Farm
Whalley Banks
Whalley
Clitheroe
BB7 9JL

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

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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.