

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: 3/2025/0038

DECISION DATE: 07 January 2026

DATE RECEIVED: 13/02/2025

APPLICANT:

Mr J Drinkall
Cheetall Farm
Clitheroe Road
Bashall Eaves
Clitheroe
BB7 3LH

AGENT:

Mr Lee Greenwood
LJG Planning Consultancy Ltd
17 South Drive
Padiham
BB12 8SH

DEVELOPMENT PROPOSED: Proposed demolition of existing buildings and demolition of single-storey rear and side extensions to existing barn and conversion of barn to two dwellings with associated curtilage and parking areas

AT: Units 3 3A 4 and 4A Cheetall Farm Clitheroe Road Bashall Eaves BB7 3LH

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 Scale 1:2500 (received 27 November 2025)
- Amended Proposed Site Plan Drawing No: 08 A (received 27 November 2025)
- Amended Proposed Elevations Drawing No. 15 B (received 28 May 2025)
- Amended Proposed Ground Floor Plan Drawing No. 10 B (received 29 May 2025)
- Amended Proposed First Floor Plan Drawing No. 11 C (received 29 May 2025)
- Amended Proposed Roof Plan Drawing No. 12 A (received 28 May 2025)

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.

P.T.O

3. Prior to the commencement of development, any commercial use associated with the buildings identified as 'Building A', 'Building B' and 'Building C' on drawing ref: 08 A (amended proposed site plan) shall cease use. Prior to the first occupation of either dwellinghouse(s) hereby approved, the buildings marked for demolition labelled 'Building A', 'Building B' and 'Building C' as well as the hatched areas as shown on drawing ref: 08 A (amended proposed site plan) shall be entirely demolished, the existing hardstanding made good and any leftover materials removed from the site.

Reason: In the interests of visual and residential 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 (including any new windows and doors) to be used on the external surfaces of the development hereby approved shall be 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 detailed design of the proposal responds positively to the inherent character of the area.

5. 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 detailed design of the proposal responds positively to the inherent character of the area.

6. 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.
- Arrangements for turning of vehicles within the site.
- 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.

7. No development shall take place until a Barn Owl Survey has been carried out by a suitably experienced & licenced ecologist to quantify how the barn owl(s) are using the barn and to inform a mitigation and enhancement plan. The survey results, including any mitigation measures shall be submitted to and approved in writing by the Local Planning Authority along with details of the siting of at least 1 no. compensatory bat box (Two Greenwood Eco Habitats two crevice box) and 2 no. bird boxes (either good quality timber nesting box with hole protection, Schwegler 1B nest box or Schwegler 2H Robin box) to be installed either on the building or on nearby mature trees. 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.

8. Prior to the commencement of development, a sustainable surface water drainage scheme and a foul water drainage scheme, which shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; it is agreed that infiltration is discounted by the investigations);
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
- and
- (v) Foul and surface water shall drain on separate systems.

The surface water from the approved access should be collected within the site and drained to a suitable internal outfall.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (June 2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

9. Prior to the first use of either dwellinghouse hereby approved, cycle storage suitable for 2 bicycles per dwelling shall be provided within the development.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

10. The residential curtilage hereby approved shall solely relate to the area within the confines of the area outlined in green and the existing stone boundary (including parking spaces) immediately adjacent to the building as shown on the amended proposed site plan drawing ref: 08 A (received 27 November 2025).

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 dwellings 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.

11. 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.

12. No use hereby permitted shall commence until visibility splays 2.4 metres back from the centre line of the access and extending 215 metres on the nearside carriageway edge in both directions have been provided at the access on Clitheroe Road, as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres 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.

13. The development shall be carried out in strict accordance with the following recommendations and mitigation measures:

- Recommendations outlined in Section 4 of the Preliminary Bat Roost Assessment & Breeding Birds Survey Report dated 10 December 2024
- Method Statement and Reasonable Avoidance Measures outlined in the Bat Survey Report and Method Statement by Dave Anderson dated 18 August 2025
- Precautionary Method Statement and Reasonable Avoidance Measures - Bats outlined in the Preliminary Bat Roost Assessment Report by Dave Anderson dated 16 November 2025.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed and to ensure that are no adverse effects on the favourable conservation status of a bat population.

14. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

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.

- 5.
- There must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
 - There must be no storage of materials in the public highway at any time.
 - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
 - Vehicles must only access the site using a designated vehicular access point.
 - There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site.
 - All references to public highway include footway, carriageway, and verge.

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.