

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:** 3/2025/0088

**DECISION DATE:** 13 June 2025

**DATE RECEIVED:** 12/02/2025

**APPLICANT:**

Mr Heys  
Whinney Lane Barn  
Whinney Lane  
Mellor  
Blackburn  
BB2 7EH

**AGENT:**

Mr Neil Andrews  
Stanton Andrews Architects  
44 York Street  
Clitheroe  
BB7 2DL

**DEVELOPMENT PROPOSED:** Variation of condition 2 (approved plans) of planning permission 3/2022/1165 for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.

**AT:** Lower Reaps Farm Whinney Lane Mellor BB2 7EL

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 hereby permitted shall be commenced by 23 September 2026.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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 in the following plans and documents:

Planning ref: 3/2025/0088

Location Plan scale 1:2500 Rev A

Amended Proposed Site Plan PL.01 Rev B (received 5 June 2025)

Proposed Curtilage Plan PL.08 Rev A

Landscaping Plan PL.14 Rev A (received 5 June 2025)

Amended Proposed Elevations PL.04 Rev B (received 8 May 2025)

Amended Proposed Floorplans PL.03 Rev B (received 8 May 2025)

Existing Floorplans and Elevations EX.02 Rev A

Supplementary Report on North Wall to Farmhouse dated 7th May 2025

Updated Structural Appraisal of Farmhouse dated January 2025

Updated Structural Appraisal of Store 1 dated January 2025

Planning ref: 3/2022/1165

6590-P04C Proposed Barn Floor Plans and Elevations

6590-P06 Proposed Access Track

VN232589-D100 Visibility Splay

Bar Survey Report and Method Statement (Bats) 19.09.2022

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. Notwithstanding the submitted plans, the following details, including samples, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:

- Details of new windows door and openings to North elevation and windows to be in-filled including reveals;
- Details of lintels and cills;
- Details of walling of lean-to extension and North Elevation re-build (including full details of stone and mortar)

The approved details shall be implemented within the development in strict accordance with the approved details.

The external stonework on those elevations other than the lean-to extension and North elevation, external and internal floor surfaces and rainwater goods shall be implemented in accordance with the approved details outlined within the 'Materials Condition Statement' submitted for discharge of condition application ref: 3/2025/0270.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

4. All new and replacement windows and doors shall be constructed in timber and shall be implemented in accordance with the approved details partially discharged under planning ref: 3/2025/0270.

The approved windows and doors shall be implemented within the development in strict accordance with the approved details and shall thereafter be retained in perpetuity.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

5. The rooflights hereby approved shall be implemented in accordance with the approved details outlined in the 'Proposed – section details, plan ref dis.01' submitted for discharge of condition application ref: 3/2025/0270 and shall thereafter be retained in perpetuity.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

6. (a) Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage unless planning permission has first been granted by the Local Planning Authority.  
  
(b) Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, unless planning permission has first been granted by the Local Planning Authority.

Reason: In order that the Local Planning Authority may retain effective control over the development given its heritage status and Green Belt location.

7. The development shall be implemented in accordance with the approved Witten Scheme of Investigation submitted for discharge of condition application ref: 3/2025/0270 and the dwellings shall not be occupied until a digital copy of the Building Recording Report is placed in the Lancashire Historic Environment Record.

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

8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device higher than 1m above the level of adjacent footway/verge/highway.

The visibility splay shall be that land in front of a line drawn from a point 2.4m measured along the centre line of Whinney Lane from the continuation of the nearer edge of the carriageway, 60m in each direction along the nearer edge of the carriageway of Whinney Lane from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance the scheme shown on plan VN232589-D100.

Reason: To ensure adequate visibility at the street junction.

9. No new dwelling shall be occupied until the site access track and highway works have been constructed in accordance with the scheme set out on approved plan 6590-P06, including the proposed passing place indicated which shall measure 2m wide by 5.5m in length. The highway works shall therefore be retained thereafter.

Reason: To enable traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

10. Prior to the first occupation of each dwelling hereby approved, 1 no. electric charging point shall be provided for each dwelling in the locations as set out on proposed site plan (drawing ref: PL.01 Rev B) and outlined in the approved 'Eve Single S-line document' submitted for discharge of condition application ref: 3/2025/0270.

The approved EV chargers shall be thereafter retained as such for the lifetime of the development.

Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

11. The access, sightlines and parking arrangements shown on approved plan 6590-P01E shall be provided prior to any occupation of the dwellinghouses and thereafter retained.

Reason: In the interests of highway safety and to ensure adequate parking provision within the site.

12. No dwellinghouse hereby approved shall be occupied until the cycle facilities shown on approved plan PL.01 Rev B have been provided in accordance with the submitted details and these shall thereafter be retained at all times.

Reason: To ensure adequate provision is made for the storage of cycles and to promote sustainable transport.

13. The landscaping proposals hereby approved, as shown on approved drawing DIS.02 Rev A submitted for discharge of condition application ref: 3/2025/0270 shall be implemented in the first planting season following first occupation or use of the development, whether in whole or part, and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

Reason: To ensure a satisfactory appearance to this scheme within open countryside and provide an appropriate setting for these heritage assets.

14. Prior to commencement of any site works including delivery of building materials and excavations, all trees on site shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

Reason: In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

15. No demolition, ground works, site / vegetation clearance or construction shall commence until the Local Planning Authority has been provided in writing with either:

- a licence issued by Natural England pursuant to Regulation 39 of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to bats as a result of the development authorising the specified activity / development go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

The development shall be carried out in strict accordance with the reasonable avoidance measures and enhancements set out in the bat survey report submitted with the application dated 19.09.2022 and with any other mitigation measures identified in the license.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and Section 15 of the National Planning Policy Framework.

16. No external lighting shall be installed on the dwellings 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 the location, design, surface finish, 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.

The development shall be carried out strictly in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed building and to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern.

17. The development shall be implemented in accordance with the approved Surface Water and Foul Water Drainage Strategy by Reid Jones Partnership Ltd dated March 2025 submitted for discharge of condition ref: 3/2025/0270.

No dwelling shall be occupied or brought into first use until the drainage works associated with that dwelling 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.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health and to prevent an undue increase in surface water run-off to reduce the risk of flooding.

18. The outbuilding hereby approved to be used in association with units 1 and 3 shall only be used for purposes incidental to the enjoyment of the dwelling and shall not be used as permanent or ancillary accommodation without express planning permission first being obtained.

Reason: In order to protect the amenity of the proposed residential units in a location where additional residential accommodation would not usually be permitted.

19. The residential curtilage for each unit hereby approved shall solely relate to the area indicated on approved plan PL.08 Rev A. No extension of the residential curtilage shall be undertaken without separate planning consent having first been granted by the Local Planning Authority.

The approved boundary treatments as indicated on approved plan 6590-P07A Boundary Treatment Drawing shall be erected and maintained as such within 2 months of first occupation of the dwellings hereby approved.

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

#### **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. Site contractors and site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt.

#### **Timing of works**

Avoid removing roofing materials between May and August, remove lower roof tiles, battens and under felt carefully by hand.

Transitional roosts - April - September/October

Feeding roosts - May - November

Maternity roosts - May - August

Satellite roosts - May - August

Mating roosts - September - November

Night roosts - March - November

Day roosts - March - November

Hibernation roosts - October - March

Mating/swarming roosts - August - November

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

6. Relevant archaeological standards and lists of potential contractors can be found on the CfA web pages: <http://www.archaeologists.net> and the BAJR Directory

<http://www.bajr.org/whoseWho/> 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

*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.