

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: 3/2025/0169

DECISION DATE: 1 September 2025

DATE RECEIVED: 30/04/2025

APPLICANT:

Taylor Wimpey Manchester
C/o Agent

AGENT:

Mrs Larna Smith
Avison Young
11 York Street
Manchester
M2 2AW

DEVELOPMENT PROPOSED: Variation of condition 1 (approved plans) of (variation of) reserved matters approval 3/2021/0244 to allow a proposed substitution of house types and make minor amendments to the site boundary in phases 3 and 4.

AT: Land at Pendle Road Clitheroe

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. 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:

TW/HSF/AHP/01 Adopted highways plan Rev H

Boundary Treatment Details Rev B

Boundary treatment plan sheet 1 Rev I

Boundary treatment plan sheet 2 Rev L

TW/HSF/BRP/01 Composite Build Route Plan Rev G

TW/HSF/C/01 Composite colour layout Rev Q

DAS Rev E

A4 PHASE 2,3 & 4 Design Code

BDC HSF - 01 Development Edge Bung3 Plans & Elevations Rev D

BDC HSF - 02 Development Edge PA34 Plans & Elevations Rev C

BDC HSF - 03 Development Edge PT36 Plans & Elevations Rev D

BDC HSF - 04 Development Edge PD30 Plans & Elevations Rev C

BDC TW/HSF/HT06 PB35G V1 Plans and Elevations

BDC HSF - 07 Development Edge NT41 V1 Plans & Elevations Rev C

BDC HSF - 08 Development Edge ND40 Elevations Rev C

BDC HSF - 09 Development Edge ND40 Plans Rev A

BDC HSF - 12 Development Edge PD51 V1 Elevations Rev C

BDC HSF - 13 Development Edge PD51 Plans

TW/HSF/HT14 PB35G V2 Plans and Elevations

BDC HSF - 15 Development Edge NT41 V2 Plans & Elevations Rev C

BDC HSF - 16 Development Edge PD51 V2 Elevations Rev C
BDC HSF - 21 The Lanes BUN 3 Plans & Elevations Rev F
BDC HSF - 22 The Lanes PA24 Plans & Elevations Rev C
BDC HSF - 23 The Lanes PA34 Plans & Elevations Rev C
BDC HSF - 24 The Lanes PT36 Plans & Elevations Rev D
BDC HSF - 25 The Lanes PD30 Plans & Elevations Rev C
BDC HSF - 26 The Lanes PA42 Plans & Elevations Rev C
TW/HSF/HT27 PB35G Plans and Elevations
BDC HSF - 28 The Lanes NT41 Plans & Elevations Rev G
BDC HSF - 29 The Lanes ND40 Elevations Rev C
BDC HSF - 30 The Lanes ND40 Plans Rev A
BDC HSF - 31 The Lanes NA21 Plans & Elevations
BDC HSF - 40 Village Street PA34 Plans & Elevations Rev C
BDC HSF - 41 Village Street PT36 Plans & Elevations Rev C
BDC HSF - 42 Village Street PD30 Plans & Elevations Rev F
BDC HSF - 43 Village Street PA42 Plans & Elevations Rev D
BDC TW/HSF/HT44 PB35G Plans and Elevations
BDC HSF - 45 Village Street NT41 V1 Plans & Elevations Rev A
BDC HSF - 46 Village Street ND40 Elevations Rev C
BDC HSF - 47 Village Street ND40 Plans Rev A
BDC HSF - 48 Village Street NT42 Elevations Rev C
BDC HSF - 49 Village Street NT42 Plans
BDC HSF - 50 Village Street NT41 V2 Plans & Elevations Rev C
BDC HSF - 52 Village Street NA21 Plans & Elevations
BDC HSF - 60 1 Bed Apartments Elevations Rev A
BDC HSF - 61 1 Bed Apartments Plans Rev A
BDC HSF - 62 2 Bed Apartments Elevations A-C Rev A
BDC HSF - 63 - 2 Bed Apartments Elevations D-F Rev C
BDC HSF - 64 2 Bed Apartments Plans Rev A
BDC HSF - 65 Bin & Cycle Store Plans & Elevations
BDC HSF - 70 Single Garage Plans & Elevations
BDC Higher Standen Farm - Composite Location Plan Rev C
BDC Higher Standen Farm - Site Sections 1, 2 & 3 Rev B
BDC Higher Standen Farm - Site Sections 4, 5 & 6 Rev B
BDC Higher Standen Farm - Street Scenes A, B & C Rev G
BDC Higher Standen Farm - Street Scenes D, E & F Rev C
The Development Edge Characteristics 1
The Development Edge Characteristics 2
The Lanes Characteristics 1
The Lanes Characteristics 2
The Lanes Characteristics 3
The Village Street Characteristics
BDC Higher Standen Farm - Composite Surface Materials Layout Rev E
BDC Higher Standen Farm - Materials layout Sheet 2 Rev R
BDC Higher Standen Farm - Composite Nett Areas Plan Rev I
BDC HSF - 21 The Lanes BUN 3 Plans & Elevations Rev F
BDC Higher Standen Farm - Materials layout Sheet 1 Rev R

BDC HSF - 22 The Lanes PA24 Plans & Elevations Rev C
BDC HSF - 23 The Lanes PA34 Plans & Elevations Rev C
BDC HSF - 24 The Lanes PT36 Plans & Elevations Rev D
BDC HSF - 25 The Lanes PD30 Plans & Elevations Rev C
BDC HSF - 26 The Lanes PA42 Plans & Elevations Rev C
BDC HSF - 27 The Lanes NB31 Plans & Elevations Rev H
BDC HSF - 28 The Lanes NT41 Plans & Elevations Rev G
BDC HSF - 29 The Lanes ND40 Elevations Rev C
BDC HSF - 30 The Lanes ND40 Plans Rev A
BDC HSF - 31 The Lanes NA21 Plans & Elevations
BDC HSF - 40 Village Street PA34 Plans & Elevations Rev C
BDC HSF - 41 Village Street PT36 Plans & Elevations Rev C
BDC HSF - 42 Village Street PD30 Plans & Elevations Rev F
BDC HSF - 43 Village Street PA42 Plans & Elevations Rev D
BDC HSF - 44 Village Street NB31 V1 Plans & Elevations Rev C
BDC HSF - 45 Village Street NT41 V1 Plans & Elevations Rev A
BDC HSF - 46 Village Street ND40 Elevations Rev C
BDC HSF - 47 Village Street ND40 Plans Rev A
BDC HSF - 48 Village Street NT42 Elevations Rev C
BDC HSF - 49 Village Street NT42 Plans
BDC HSF - 50 Village Street NT41 V2 Plans & Elevations Rev C
BDC HSF - 51 Village Street NB31 V2 Plans & Elevations Rev A
BDC HSF - 52 Village Street NA21 Plans & Elevations
BDC HSF - 60 1 Bed Apartments Elevations Rev A
BDC HSF - 61 1 Bed Apartments Plans Rev A
BDC HSF - 62 2 Bed Apartments Elevations A-C Rev A
BDC HSF - 63 - 2 Bed Apartments Elevations D-F Rev C
BDC HSF - 64 2 Bed Apartments Plans Rev A
BDC HSF - 65 Bin & Cycle Store Plans & Elevations
BDC HSF - 70 Single Garage Plans & Elevations
BDC Higher Standen Farm - Composite Location Plan Rev B
BDC Higher Standen Farm - Site Sections 1, 2 & 3 Rev B
BDC Higher Standen Farm - Site Sections 4, 5 & 6 Rev B
BDC Higher Standen Farm - Street Scenes A, B & C Rev G
BDC Higher Standen Farm - Street Scenes D, E & F Rev C
The Development Edge Characteristics 1
The Development Edge Characteristics 2
TW/HSF/CSL/01 CAD Site Layout Sheet 1 Rev S
TW/HSF/CSL/02 CAD Site Layout Sheet 2 Rev U
TW/HSF/CSL/02 CAD Site Layout Rev Z
BDC Higher Standen Farm - Storey Heights Plan Sheet 1 Rev G
BDC Higher Standen Farm - Storey Heights Plan Sheet 2 Rev I
BDC Higher Standen Farm - Site Sections 4, 5 & 6 Rev B
BDC Higher Standen Farm - Waste Management Plan Sheet 1 Rev G
BDC Higher Standen Farm - Waste Management Plan Sheet 2 Rev G
Bungalow 4 Semi-Detached (AS) Development Edge Rev A (TW/HSF/HT/BUN4S/01)
Bungalow 4 Semi-Detached (AS) Development Edge (TW/HSF/HT/BUN4S/01)

APPLICATION NO. 3/2025/0169

DECISION DATE: 1 September 2025

Bungalow 4 Semi-Detached (AS) The Lanes Rev B (TW/HSF/HT/BUN4S/01)
Bungalow 4 Semi-Detached (AS) The Lanes (TW/HSF/HT/BUN4S/01)
EMA22 Beaford The Lanes Plans & Elevations (TW/HSF/HT/EMA22/TL)
EMA23 Mapleford The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMA23/TL)
EMA23 Mapleford Plans & Elevations Rev E (TW/HSF/HT/EMA23/TL)
EMA33 Eynsford Development Edge Plans & Elevations Rev A (TW/HSF/HT/EMA33/DE)
EMA33 Eynsford Development Edge Plans & Elevations (TW/HSF/HT/EMA33/DE)
EMA33 Eynsford The Lanes Plans & Elevations (TW/HSF/HT/EMA33/TL)
EMA33 Eynsford The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMA33/TL)
EMA43 Colford Development Edge Plans & Elevations (TW/HSF/HT/EMA43/DE)
EMA43 Colford The Lanes Plans & Elevations (TW/HSF/HT/EMA43/TL)
EMA43 Colford Development Edge Plans & Elevations Rev A (TW/HSF/HT/EMA43/DE)
EMA43 Colford The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMA43/TL)
EMB31 Harrton Development Edge Plans & Elevations Rev A (TW/HSF/HT/EMB31/DE)
EMB31 Harrton Development Edge Plans & Elevations (TW/HSF/HT/EMB31/DE)
EMB31 Harrton The Lanes Plans & Elevations (TW/HSF/HT/EMB31/TL)
EMB31 Harrton The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMB31/TL)
EMB51 Aireton Development Edge Plans & Elevations (TW/HSF/HT/EMB51/DE)
EMB51 Aireton The Lanes Plans & Elevations (TW/HSF/HT/EMB51/TL)
EMB51 Aireton Development Edge Plans & Elevations Rev A (TW/HSF/HT/EMB51/DE)
EMB51 Aireton The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMB51/TL)
EMG31 Byrneham Development Edge Plans & Elevations (TW/HSF/HT/EMG31/DE)
EMG31 Byrneham The Lanes Plans & Elevations (TW/HSF/HT/EMG31/TL)
EMG31 Byrneham Development Edge Plans & Elevations Rev A (TW/HSF/HT/EMG31/DE)
EMG31 Byrneham The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMG31/TL)
EMG43 Hubham Development Edge Plans & Elevations Rev A (TW/HSF/HT/EMG43/DE)
EMG43 Hubham Development Edge Plans & Elevations (TW/HSF/HT/EMG43/DE)
EMG43 Hubham The Lanes Plans & Elevations (TW/HSF/HT/EMG43/TL)
EMG43 Hubham The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMG43/TL)
EMT31 Aynesdale The Lanes Plans & Elevations (TW/HSF/HT/EMT31/TL)
EMT31 Aynesdale The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMT31/TL)
EMT41 Plumdale Development Edge Plans & Elevations Rev A (TW/HSF/HT/EMT41/DE)
EMT41 Plumdale The Lanes Plans & Elevations Rev B (TW/HSF/HT/EMT41/TL)
EMT41 Plumdale Development Edge Plans & Elevations (TW/HSF/HT/EMT41/DE)
EMT41 Plumdale The Lanes Plans & Elevations (TW/HSF/HT/EMT41/TL)
16078 I Standen Clitheroe - Landscape proposals POS- Sheet 1-6, Revision J
16078 I Standen Clitheroe - Landscape proposals- Sheet 1-5 Revision J
16925 E Standen Clitheroe Phase 4- Landscape proposals-Sheet 01-05 Revision F
Landscape Management Plan -16th February 2021
Bin and Cycle Store Hipped Roof: 20226-CB-02 A
Bin and Cycle Store Hipped Roof: 20226-CB-04
Bin and Cycle Store Hipped Roof: 20226-CB-05
Bin and Cycle Store Hipped Roof: 20226-CB-06
Proposed Materials Layout Sheet 1: TW/HSF/ML/01 Rev: Q
Proposed Materials Layout Sheet 2: TW/HSF/ML/02 Rev: Q
Waste Management Plan Sheet 1: W/HSF/WMP/01 Rev: F
Waste Management Plan Sheet 2: W/HSF/WMP/02 Rev: F

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

2. Landscape and Ecology

The landscaping proposals hereby approved shall be implemented in the first planting season following first 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 the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

3. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

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 development hereby approved.

4. Flooding and Drainage

In accordance with the approved Drainage Strategy Ref 6263 P2/SK01-(1B, 2B, 3B, 4B, 5B and 6B), foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution

5. Further Control over Development

The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use 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: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area.

APPLICATION NO. 3/2025/0169

DECISION DATE: 1 September 2025

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate 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.

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.