

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 24 JULY 2025					
Briefing version			Issue Date:		
Committee Version		•	Issue Date:	24/07/2025	
Application Ref:	3/2025/0094	Mytton Fold Hotel Whalley Road Billington BB6 8AB			REC: REFUSAL

Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

1. The applicant has provided an amended proposed site plan (drawing ref: 6075-P20 Rev C), an updated hard and soft landscaping plan (6075-DOC-01 Rev B) and updated details to support the design and location of bat/bird boxes. These are to correct an error in the positioning of some of the tree planting.

As such, the following conditions have been updated:

Condition 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:

- Location Plan Scale 1:1250
- Amended Proposed Site Plan drawing ref: 6075-P20 Rev C (received 17 July 2025)
- Proposed Site Sections drawing ref: 6075-P22
- Proposed Court Plan and Elevations drawing ref: 6075-P21
- Tree Protection Plan drawing ref: LTC311-TPP
- Amended Technical Note: Biodiversity Net Gain (BNG) Strategy dated 4 March 2025 Revision 1 (received 5 March 2025)
- Amended Preliminary Ecological Appraisal dated March 2025 (Rev – 01) (received 5 March 2025)
- Floodlight Product Specification Sheet
- Environmental Lighting Impact Assessment by SHD Lighting Consultancy Ltd dated 9 May 2025
- Noise Impact Assessment
- Proposed Hard and Soft Landscaping Plan drawing ref: 6075 – DOC – 01 Rev B (received 17 July 2025)
- Technical Note: Bat And Bird Box Scheme – Planning Condition 4’ by Knight Sky Ecology dated 18 July 2025

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant to the consent.

Condition 3

Notwithstanding the submitted details, the development shall be implemented in strict accordance with the materials/external surfacing specifications outlined in drawing ref: 6075 – DOC – 01 B.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

Condition 7

The development shall be implemented in accordance with the approved landscaping scheme as shown on drawing ref: 6075 – DOC – 01 B.

Notwithstanding the above, the approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 20 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.

For the avoidance of doubt 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 in accordance with Policy DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

2. Following discussions with the agent for the application, the floodlighting condition has been amended to require the floodlights to be turned off 15 minutes after the last use of the courts to allow for cleaning etc of site following final ending of the session.

As such, the condition now reads:

Condition 9

The development approved shall only be used between the hours of 06:00 – 22:00 with the floodlights switched off no later than 15 minutes after the permitted hours.

Reason: In order to protect the amenities of existing residents and to minimise the impact on protected species in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

3. Following further discussions with the agent for the application, the details of bat/bird boxes have been provided up front, rather than secured as a pre-commencement condition. As such, condition 4 now reads as follows:

Condition 4

(a) Prior to any above ground works, 4 no. bird boxes and 2 no. bat boxes shall be installed in accordance with the submitted details outlined in the document titled 'Technical Note: Bat And Bird Box Scheme – Planning Condition 4' by Knight Sky Ecology dated 18 July 2025 and shall thereafter be retained in perpetuity.

(b) The development shall be carried out in strict accordance with the Precautionary Method Statement and Reasonable Avoidance Measures outlined in the Preliminary Ecological Appraisal dated March 2025 (Rev – 01) by Knight Sky Ecology.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

Application Ref:	3/2025/0180	Land to the West of A671 Pimlico Link Road	REC:	APPROVAL
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Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

1. The construction environment management plan condition has been updated to clarify that the working hours specified only relates to the construction phase and to update the Saturday morning working hours:-

Condition 14

Prior to the commencement of each Phase of the development hereby approved a Construction Environmental Management Plan (CEMP) for that Phase shall be submitted and approved in writing by the Local Planning Authority. The approved CEMP shall be implemented in full. The CEMP shall include (inter alia):

- A Construction Method Statement to supplement the Construction Traffic Management Plan
- Working hours during the construction, operational and decommissioning phases of the development (for the construction phase these are expected to be 07:00 – 19:00 Monday – Friday, 07:00 – 13:00 Saturday and no working on Sundays or Bank Holidays),

[there is no change to the rest of the condition wording]

Application Ref:	3/2025/0133	Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ	REC:	APPROVAL
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Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

1. The applicant has provided details of the acoustic screen to reduce the noise levels of the Air Source Heat Pump. The applicant has provided details of the screen which would comprise 'Jakoustic® Absorptive Acoustic Fencing' which is acceptable.

As such, the following condition has been updated:

Condition 4

Within one month of the date of this permission, the approved 'Jakoustic Absorptive Acoustic Fencing' shall be installed adjacent to the Air Source Heat Pump in accordance with drawing ref: 'A1.2.1 Revision D and A2.2 Revision D' and shall thereafter be retained in perpetuity for the lifetime of the development.

REASON: To ensure the noise levels resulting from the installed Air Source Heat Pump are satisfactory, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.