

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: 3/2025/0198

DECISION DATE: 26 June 2025

DATE RECEIVED: 04/04/2025

APPLICANT:

Mr and Mrs O'Gorman

Eaves House Farm

Waddington Road

West Bradford

Clitheroe

BB7 3JF

AGENT:

Mr Philip Cottier

Sunderland Peacock and Assoc Ltd

Hazelmere

Pimlico Road

Clitheroe

BB7 2AG

DEVELOPMENT PROPOSED: Proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse.

AT: Eaves House Farm, Waddington Road, West Bradford, BB7 3JF.

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:

- Location Plan Drawing No: 6955 - B-L01A
- Proposed Passing Place Drawing No: 6955 - B-P06 (received 19.05.2025)
- (Amended) Proposed site plan & site sections Drawing No: 6955 - B-P03F (received 20.06.2025)
- (Amended) Proposed ground floor plan & elevations of Green Barn Drawing No: 6955 - B-P01B (received 20.06.2025)
- (Amended) Proposed first floor plan & section of Green Barn Drawing No: 6955 - B-P02B (received 20.06.2025)
- Proposed Residential Curtilage Drawing No: 6955 - B-P07A (received 20.06.2025)
- (Amended) Proposed outbuilding 01 & 02 comprising of new storage / workshops home office and existing wash house Drawing No: 6955 - B-P04B (received 20.06.2025)
- (Amended) Proposed Roof Plan Drawing No: 6955 - B-P05B (received 20.06.2025)

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.

3. The areas marked for demolition denoted by red hatching as shown on (Amended) Proposed site plan & site sections Drawing No: 6955 - B-P03F (received 20.06.2025) shall be entirely demolished, the existing hardstanding made good and any leftover materials removed from the site prior to first occupation of the dwelling hereby approved.

Reason: In the interests of visual 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 to be used on the external surfaces of the development hereby approved shall have been 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 works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

5. All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, dimensions, glazing detail, moulding finish, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

6. 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 works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

7. The roof lights as shown on (Amended) Proposed ground floor plan & elevations of Green Barn Drawing No: 6955 - B-P01B (received 20.06.2025) and (Amended) Proposed outbuilding 01 & 02 comprising of new storage / workshops home office and existing wash house Drawing No: 6955 - B-P04B (received 20.06.2025) shall be of the Conservation Type, recessed with a flush fitting, of which the elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation. The roof lights shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

8. Samples or detailed specifications of any new roof slates to be utilised shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. All such slates shall match the existing in appearance, size and quality. The works shall be carried out only in accordance with the agreed materials.

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.

9. The storage / workshop components of the development hereby approved within outbuilding 02 shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling hereby approved and Eaves House Farm.

Reason: The use of outbuilding 02 as a separate dwelling house or as ancillary accommodation would require further assessment against the relevant Local Plan policies.

10. The home office component of the development hereby approved within outbuilding 01 shall not be occupied at any time other than for purposes incidental to the residential use of the Eaves House Farm.

Reason: The use of outbuilding 01 as a separate dwelling house or as ancillary accommodation would require further assessment against the relevant Local Plan policies.

11. The residential curtilage hereby approved shall solely relate to the area within the confines of the area edged green red as indicated on Proposed Residential Curtilage Drawing No: 6955 - B-P07A (received 20.06.2025).

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 dwelling 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.

12. The development shall be carried out in accordance with the approved land levels as indicated on the following approved plans:

- (Amended) Proposed site plan & site sections Drawing No: 6955 - B-P03F (received 20.06.2025)
- (Amended) Proposed ground floor plan & elevations of Green Barn Drawing No: 6955 - B-P01B (received 20.06.2025)
- (Amended) Proposed first floor plan & section of Green Barn Drawing No: 6955 - B-P02B (received 20.06.2025)
- (Amended) Proposed outbuilding 01 & 02 comprising of new storage / workshops home office and existing wash house Drawing No: 6955 - B-P04B (received 20.06.2025)

No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area.

13. No external lighting shall be installed on the dwelling 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 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.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

14. 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.

15. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within pages 16 - 18 (Mitigation & Recommendations) of the submitted ecological appraisal titled "Preliminary Bat Roost & Emergence Survey - Eaves House, West Bradford, BB7 3JD" (Report Ref ARK2024313) dated January 2025 carried out by Ark Ecology.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

16. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. 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 dwelling is 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.

17. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on (Amended) Proposed site plan & site sections Drawing No: 6955 - B-P03F (received 20.06.2025) 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.

18. Prior to first occupation of the dwelling hereby approved details of secure, covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle facilities shall be provided prior to first occupation of the dwelling and thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

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

19. 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. o Arrangements for turning of vehicles within the site
- Measures to protect vulnerable road users (pedestrians and cyclists)
- 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.

20. Prior to first occupation, the passing place shown on Proposed Passing Place Drawing No: 6955 - B-P06 (received 19.05.2025) shall be completed to a length of 10m and a width of 2.5m and appropriately paved in a hardstanding material. The passing place shall thereafter be kept free of obstruction and maintained thereafter.

Reason: in the interest of highway safety.

21. Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

22. No works to the application building(s), including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A digital copy of the report shall be 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.

23. Surface water drainage within the application site shall be implemented, managed and maintained in accordance with the approved drainage details, namely Sustainable Drainage Strategy (Job No. 6955) and Proposed Surface Water Drainage Plan Drawing No: 6955 B-S03 prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons: To ensure that the proposed development can be adequately drained; to ensure that there is no flood risk on or off the site resulting from the proposed development; to ensure water quality is not detrimentally impacted by the development proposal; and to ensure appropriate maintenance mechanisms are put in place for the lifetime of the development.

24. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment.

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. 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.

6. This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

7. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

8. Relevant archaeological standards and lists of potential contractors can be found on the ClfA 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.