

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**APPROVAL OF RESERVED MATTERS**

APPLICATION NO: 3/2025/0285

DECISION DATE: 6 June 2025

DATE RECEIVED: 07/04/2025

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO:

**APPLICANT:**

Mr and Mrs Wilson  
Parsonage Farm  
York Road  
Wilpshire  
BB1 4AE

**AGENT:**

Mr Graham Margerison  
Lea Hough Chartered Surveyors  
Oakshaw House  
2 Capricorn Park  
Blakewater Road  
Blackburn  
BB1 5QR

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**Development Proposed:** Reserved Matters: Erection of two-bedroom detached farm workers dwelling 1.5 storey with attached single garage pursuant to Outline application 3/2021/1015.

**AT:** Parsonage Farm York Road Wilpshire BB1 4AE

Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

- 1 This notice constitutes an approval of matters reserved under Condition 1 of Planning Permission 3/2021/1015 and does not in itself constitute a planning permission.

The development to which the permission relates must be begun not later than the expiration of two years from the approval of this reserved matters application.

Reason: For the avoidance of doubt and to clarify the scope of this approval and in order to satisfy Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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- 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:

GM-PF-2025(A)-06 Location Plan 1:1250 A4  
GM-PF-2025(A)-01 Proposed Floor Plan 1:100 A3  
GM-PF-2025(A)-02 Proposed Elevations 1:100 A3  
GM-PF-2025(A)-04 Proposed Site Plan 1:200 A2  
GM-PF-2025(A)-05 Proposed Site Drainage Plan 1:200 A2  
GM-PF-2025(A)-07 Proposed Landscaping Plan 1:200 A2

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 All the materials to be used on the external surfaces of the development hereby approved shall be in accordance with the approved details shown on plan GM-PF-2025(A)-02 Proposed Elevations.

Reason: To ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

- 4 The landscaping scheme, as shown on approved plan GM-PF-2025(A)-07 Proposed Landscaping Plan, shall be implemented in the first planting season following first occupation of the development, 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 and hedgerows identified to be retained within the proposed development or adjacent to the application site/boundary should be protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction', or equivalent, unless otherwise agreed. The agreed protection measures shall be put in place prior to the construction period of the development commencing, maintained as such during the construction period and shall only be removed when all associated works have ceased.

For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity, unless express planning permission is first obtained for their replacement.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

**APPLICATION NO. 3/2025/0285**

**DECISION DATE: 05/06/2025**

- 5 The development hereby permitted shall not be occupied or brought into use until the car parking and turning area shown on the approved plan 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.

- 6 Provision for secure cycle storage suitable for two bicycles together with an electric vehicle charging point with a minimum power rating output of 7kW fitted with a universal socket shall be provided within the site prior to first occupation of the dwelling hereby approved.

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

- 7 The garage, hereby approved, shall be kept available for the parking of vehicles ancillary to the enjoyment of the householder and shall not be used for any other use that would preclude the ability of 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 that adequate parking provision is retained on site.

**Note(s)**

1. 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.
2. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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.
3. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
4. 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](mailto:PROW@lancashire.gov.uk) quoting the location, district and planning application number, to discuss their proposal before any development works begin.

*Nicola Hopkins*

**NICOLA HOPKINS**  
**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

**Right of Appeal**

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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 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.