

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

OUTLINE PLANNING PERMISSION

APPLICATION NO: 3/2025/0289

DECISION DATE: 13/08/2025

DATE RECEIVED: 21/05/2025

APPLICANT:

Mr Graham Airey
G E Airey and Sons
Thornley Hall Farm
Up Bedlam Road
Longridge
Preston
PR3 2TN

AGENT:

Mr Gary Hoerty
Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton
BB7 4DH

PARTICULARS OF DEVELOPMENT: Outline application for the proposed erection of a farm workers dwelling with access applied for (all other matters reserved).

AT: Thornley Hall Farm Up Bedlam Road Thornley PR3 2TN

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

1 Application(s) for approval of the reserved matters of appearance, layout, scale and landscaping must be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:-

the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to ensure that the development is commenced in a timely manner in order to meet the agricultural need within the site.

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- 2 Application(s) for the approval of reserved matters relating to scale and layout shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height, scale and location of the proposed house in relation to adjacent existing development/built form. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area and to ensure the Local Planning Authority can make an accurate assessment of potential impacts upon nearby residential properties.

- 3 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:

Amended Location Plan drawing ref: Air.1164.3545.01 Rev A (scale 1:1250)

Amended Proposed Site Plan drawing ref: Air/1164/3545/04 Rev A (received 4 August 2025) in respect of the access details applied for and hereby approved

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

- 4 The occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed or last employed in the locality in agriculture or forestry or a widow/widower of such a person and to any resident dependents of such persons.

Reason: For the avoidance of doubt as permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general occupation would not normally be permitted.

- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) any works for the erection, extension or alterations as defined in Schedule 2 Part 1 Class A, B, C, D, E, F, G and H shall not be carried out without express planning permission first being obtained.

Reason: In order that the Local Planning Authority may retain effective control over the development within the Forest of Bowland Area of Outstanding Natural Beauty.

6 The surface water from the approved access should be collected within the site and drained to a suitable internal outfall. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; it is agreed that infiltration is discounted by the investigations);
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (June 2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and in the interest of highway safety.

7 The height of the building proposed in any subsequent reserved matters application(s) shall not exceed two storeys in height.

Reason: In order to ensure that the proposed building would relate to the existing structure and would not be overly prominent in this rural location.

8 Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken until details of ecology mitigation, including a specification and location of 1 no. bat and 1 no. bird box has been submitted to and approved in writing by the Council.

Reason: In the interests of biodiversity enhancement.

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- 9 Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall 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.

The lighting schemes(s) shall be implemented in strict accordance with the approved details prior to the occupation of the dwelling hereby approved and retained as approved.

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.

- 10 The dwelling shall not be occupied until visibility splays 2 metres back from the centre line of the access and extending 47 metres to the East and 48 metres to the West on the nearside carriageway edge have been provided at the access. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

- 11 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be detailed in any subsequent Reserved Matters application relating to landscaping.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

- 12 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: In the interest of residential amenity.

- 13 The curtilage of the dwellinghouse hereby approved shall be as indicated on Amended Proposed Site Plan Air/1164/3545/04 Rev A and must not be extended beyond that area without express planning permission first being obtained.

Reason: In order to restrict the extent of the development within the open countryside/Forest of Bowland Area of Outstanding Natural Beauty.

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.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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

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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.