

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: 3/2025/0292

DECISION DATE: 29 July 2025

DATE RECEIVED: 29/04/2025

APPLICANT:

Ms Stephanie Perplus

Mellor House

Primrose Lane

Mellor

Blackburn

BB1 9DN

AGENT:

Mr Charles Stanton

Stanton Andrews Architects

44 York Street

Clitheroe

BB7 2DL

DEVELOPMENT PROPOSED: Proposed replacement self-build dwelling, annexe and garage to include link extension and pergola above garage. Creation of new vehicular access.

AT: Mellor House Primrose Lane Mellor BB1 9DN

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 (dwg no. ex.00 Rev C)

Proposed – Site and Roof Plan (dwg no. 20 Rev B)

Proposed – Plans (dwg no. 21 Rev A)

Proposed – SE Elevations (dwg no. 22 Rev A)

Proposed – NW Elevations (dwg no. 23 Rev A)

Proposed – SW Elevations (dwg no. 24 Rev A)

Proposed – NE Elevations (dwg no. 25 Rev A)

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

P.T.O

3. Notwithstanding the approved plans, prior to their installation, details including a specification for the type and colour of the any additional stonework to be used in the external walls of the development and the material and colour of any new windows and doors to be inserted shall be submitted to any approved in writing by the Local Planning Authority. The remaining external materials shall be implemented in accordance with the details outlined within the submitted application form.

The development shall thereafter be implemented in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. 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.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway.
- Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- 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.

5. The vehicular access arrangements hereby approved shall be implemented in strict accordance with the approved details shown on drawing Proposed - Site and Roof Plan (dwg no. 20 Rev B). Thereafter, the access arrangement and visibility splays shall be maintained as shown on the approved drawings in perpetuity. For the avoidance of doubt, 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.

Reason: To ensure adequate visibility splays in the interest of highway safety.

6. No use hereby permitted shall commence until the car parking area has been surfaced or paved and made available for use in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

7. The new vehicular access hereby approved shall be surfaced with tarmacadam, or similar hard bound material (not loose aggregate), for a distance of at least 5 metres behind the highway boundary prior to first use and retained thereafter.

Reason: To prevent deleterious materials being deposited in the highway in the interest of highway safety.

8. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall be carried out in strict accordance with the Method Statement and Reasonable Avoidance Measures detailed within the submitted Bat Survey, dated 5th August 2024 and carried out by Dave Anderson.

For the avoidance of doubt, the Greenwood Eco Habitats two crevice bat box shall be installed within the site prior to work commencing and retained thereafter.

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

9. All tree works/ tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment dated October 2024, Tree Removal Plan (dwg no. LTC278-TRP), Tree Protection Plan (dwg no. LTC278-TPP), and British Standards BS 5837:2012.

The specified tree protection measures shall remain in place throughout the construction phase of the development.

Reason: To protect trees/ hedging of landscape and visual amenity value on an adjacent to the site or those likely to be affected by the proposed development hereby approved.

10. Site preparation and construction phase times of operation: 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 amenity.

11. All trees to be felled shall be replaced with appropriate trees of a size and specimen to be submitted to and agreed in writing by the Local Planning Authority prior to any tree felling works taking place.

The replacement ratio will be size dependent, and the approved details shall be implemented in the first planting season following first occupation or use of the development.

Reason: To ensure the trees to be removed are replaced/ replanted in the interests of the visual amenities of the area and in the interest of species protection/ biodiversity enhancement.

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.	1	The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
	2	The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 1236 780 or email developeras@lancashire.gov.uk , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number
	3	This Decision Notice should be read in conjunction with the Unilateral Agreement dated 10 July 2025.

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.