

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

Class Q (Agricultural Buildings to Class C3 Dwellinghouses) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015

**APPLICATION NO:** 3/2025/0329

**DECISION DATE:** 19 June 2025

**DATE RECEIVED:** 24/04/2025

**APPLICANT:**

Mr A Davies  
Pinfold Farm  
Preston Road  
Ribchester  
PR3 3YD

**AGENT:**

Mr James Holden  
Holden Lancashire Ltd  
83 Blackburn Road  
Rishton  
Blackburn  
BB1 4ER

**DEVELOPMENT PROPOSED:** Variation of conditions 2 (approved plans) and 14 (windows to be retained in timber) on Prior approval under Class Q (a) and (b) for the proposed change of use of an agricultural building to one two-storey dwelling 3/2024/0198.

**AT:** Pinfold Farm Preston Road Ribchester PR3 3YD

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 2 May 2027.

Reason: To conform with Class Q of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015.

2. Unless specified in any other condition the permission shall be carried out in strict accordance with the development shown on plans:

001 (C) Proposed Plan  
002 Site Plans

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. The materials to be used on the external surfaces of the development shall be implemented in accordance with the details indicated on Proposed Plan: 001 Rev C.

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

4. The approved boundary treatment, namely 1.08m high timber and wire livestock fencing to the north and east together with the hawthorn hedge retained along the west and south, as shown on proposed site plan 002 B submitted with 3/2024/0709, shall be erected or planted prior to first occupation of the dwelling and retained thereafter.

Reason: In order to ensure a satisfactory form of development and define the curtilage in an appropriate manner.

5. Prior to the first occupation of the dwelling hereby permitted the two adjacent agricultural buildings shall be removed as shown on the proposed Site Plan Reference 002.

Reason: In order to improve the immediate setting of the proposed conversion and provide an appropriate curtilage for the property.

6. 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 and Part 2 A and B shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority may retain effective control over the development.

7. The development shall be carried out in accordance with the submitted Preliminary Risk Assessment referenced BEK-24080-1 by BEK Geo-Environmental Consulting dated July 2024.

Reason: In order to ensure that the development does not result in any potential impact on occupiers of the dwelling.

8. The development shall be constructed and completed in accordance with the approved surface water drain and sewage treatment system, as shown on proposed site plan 002B submitted with 3/2024/0709.

Reason: To ensure a satisfactory means of drainage to the development.

9. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]

Any removal of vegetation out with the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and protect the bird population from damaging activities and reduce or remove the impact of development.

10. The proposed mitigation set out in the updated Bat Survey Report dated 22nd March 2023 shall be undertaken in strict accordance prior to the occupation of the conversion.

Reason: In order to protect the bat population from any damaging activities and mitigate the impact of development and ensure that there are no adverse effects on the favourable status of a bat population from the proposed development.

11. The approved electric vehicle charging point details as shown in the supporting letter received 2nd December 2024 (Ref C211-11) and on the proposed site plan 002 B shall be made available for use prior to the first occupation of the dwelling and thereafter retained as such.

Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

12. External lighting shall be installed in accordance with the approved details, namely the supporting letter received 2nd December 2024 (Ref C211-11) and on the Proposed Plan 001 B submitted 2nd December 2024.

Reason: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern.

13. The proposed Velux roof lights shall be installed in accordance with the approved details, namely the supporting letter received 2nd December 2024 (Ref C211-11), Proposed Plan 001 B and Proposed Site Plan 002 B submitted 2nd December 2024.

Reason: To ensure a satisfactory form of development.

14. The proposed windows and doors shall be installed in accordance with the supporting letter received 2nd December 2024 (Ref C211-11) and Proposed Plan 001B submitted 2nd December 2024.

Reason: In order to ensure a satisfactory form of development in this rural setting.

### **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.

*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.