

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: 3/2025/0346

DECISION DATE: 11 June 2026

DATE RECEIVED: 22/05/2025

APPLICANT:

Mr Eric Dowson
Dowsons Dairies Ltd
Hawkshaw Farm
Longsight Road
Clayton le Dale
Blackburn
BB2 7JA

AGENT:

Mrs Mary Miller
Rural Futures (North West) Ltd
20 St Marys Road
Great Eccleston
Preston
PR3 0ZJ

DEVELOPMENT Change of use of agricultural land to create an additional 95 car parking spaces.

PROPOSED:

AT: Dowsons Dairies Ltd Hawkshaw Farm Longsight Road Clayton le Dale BB2 7JA

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. 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:

Site Location Plan A3730-PL24 REV C
Proposed Site Layout Plan A3876-PL23 REV A
Proposed Site Levels Plan A3876-PL25 REV A
Proposed Parking Plan A3876-PL26 REV A

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

2. 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 and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reasons: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

3. No part of the development shall be brought into use until the car park has been constructed, surfaced and marked out, the pedestrian routes have been implemented and de-marked, and the one-way circulation system within the car park, including signage and directional markings, has been implemented, in accordance with approved drawings / documents A2876-PL25 Rev A, A2876-PL26 Rev A and 'Hawkshaw Farm - car parking proposal'. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times and the approved one-way system shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of highway safety and to ensure the safe and efficient movement of vehicles within the site and to allow for the effective use of the parking areas.

4. There shall be no illumination of the car park until and unless a scheme for any ground mounted lighting has been submitted to and approved in writing by the local planning authority prior to their installation. 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. The lighting scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the character and visual amenities of are area.

5. The Biodiversity Net Gain Plan which is required to be submitted to the Local Planning Authority in order to satisfy the statutory Biodiversity Net Gain condition imposed by Part 2 of Schedule 7A to the 1990 Town and Country Planning Act (referred to at #5 of the Notes Section below) shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment dated February 2025 prepared by Envirotech and shall include details of the planting and management of native trees along the site frontage.

Reason: To ensure the development delivers a net gain which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990, and which is in accordance with the biodiversity information submitted with the planning application.

6. The proposed development shall be carried out in strict accordance with the submitted Sustainable Drainage Hierarchy Statement. Thereafter the drainage works hereby approved shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems and to reduce the risk of flooding.

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. Statutory Biodiversity Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
(b) the planning authority has approved the plan. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

6. Highways
 - 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.
 - 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.
- All references to public highway include footway, carriageway, and verge

Nicola Hopkins

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

Notes

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.