

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: 3/2025/0357

DECISION DATE: 25 November 2025

DATE RECEIVED: 06/05/2025

APPLICANT:

Mr Jack Spees
Ribble Rivers Trust
Ribblesdale Works
West Bradford Road
Clitheroe
BB7 4QF

AGENT:

Mr Wesley Spees
W.A.Spees
Hook Manor Ambleston
Haverfordwest
Pembrokeshire
SA62 5QX

DEVELOPMENT Proposed change of use from farm dwelling to offices for Ribble River Trust.

PROPOSED:

AT: Horrocksford Old Hall Farm West Bradford Road Clitheroe BB7 4QD

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:

1200-D001D: Location Plan and Legend
1200-D002A: Site Plan
1200-D0012: Basement Floor Plan - As Proposed
1200-D013A: Ground Floor Plan - As Proposed
1200-D014: First Floor Plan - As Proposed
1200-D015: Second Floor Plan - As Proposed
1200-D016: Roof Plan - As Proposed
1200-D017A: North Elevation - As Proposed
1200-D018A: South Elevation - As Proposed
1200-D019A: East Elevation - As Proposed
1200-D020: West Elevation - As Proposed
1200-D021A: Section A-A - As Proposed
1200-D022A: Section B-B - As Proposed
1200-D023: Section C-C - As Proposed
1200-D024A: Section D-D - As Proposed
1200-D025: Window Details
1200-D026: Access Details
1200-MP0001: Masterplan As Proposed

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

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the use of the building shall only be used for purposes within Use Class E(g(i)) (Office Use) and for no other sub-activities or sub-class uses within Use Class E.

Reason: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the area

4. Notwithstanding the submitted details, details or specifications of all new or replacement materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed materials preserve and respond positively to the inherent historic interest of the nearby Grade II Designated Heritage Asset.

5. Prior to their commencement, a detailed methodology (including extents of any replacement fabric/materials) in relation to the proposed roof repairs and chimney repairs shall have been submitted to and approved in writing by the Local Planning Authority. The repair works shall thereafter be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed materials preserve and respond positively to the inherent historic interest of the nearby Grade II Designated Heritage Asset.

6. Prior to their commencement, detailed methodologies in relation to the proposed render cleaning, cleaning of stonework or any stonework or render repairs shall have been submitted to and approved in writing by the Local Planning Authority. The repair works shall thereafter be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed materials preserve and respond positively to the inherent historic interest of the nearby Grade II Designated Heritage Asset.

7. Notwithstanding the submitted details, prior to any repair works being undertaken to the existing windows and doors, precise details including a schedule and methodology of window joinery repairs to each window, including details of any replacement ironmongery and glazing shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the proposed works enhance and protect the inherent historic interest of the nearby Grade II Designated Heritage Asset.

8. Prior to their installation, section details at a scale of not less than 1:20 of any the proposed replacement rooflights shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed works enhance and protect the inherent historic interest of the nearby Grade II Designated Heritage Asset.

9. Notwithstanding the submitted details, prior to their installation (where applicable), section details at a scale of not less than 1:20 of any new or replacement, rainwater goods and guttering shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all replacement rainwater goods shall match those to be replaced in terms of materials and profile. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed works enhance and protect the inherent historic interest of the nearby Grade II Designated Heritage Asset.

10. No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

The programme of works should be phased, phase 1 being the creation of a record of the building to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016); and phase 2 being a watching brief during works to the building to record any features or fabric revealed by the work. The final report should combine the results of both phases. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the site.

11. Notwithstanding the submitted details, elevational details at a scale of not less than 1:20 and details of the precise location of all cycle storage provision shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. For the avoidance of doubt all proposed cycle storage shall be enclosed to ensure usability in the winter months.

For the avoidance of doubt the approved details shall be provided prior to the development hereby approved becoming first operable and be made available for use at all times thereafter.

Reason: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of bicycles to encourage the use of sustainable means of transport.

12. The access track (pursuant to extant planning permission 3/2015/0954) and passing places (hereby approved) shall be made available for use prior to the use hereby approved becoming first operative and thereafter be retained as such.

Reason: In order that the Local Planning Authority may ensure that the development provides adequate provision for vehicular manoeuvring along the access track to the application property.

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. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.
6. As the development is dependent on delivery of extant planning permission ref 3/2015/0954 the applicant is reminded that all conditions contained within that permission must be adhered to. The conditions (decision notice) can be viewed 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.