

# RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

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Town and Country Planning Act 1990



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## **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:** 3/2025/0398

**DECISION DATE:** 18 July 2025

**DATE RECEIVED:** 23/05/2025

**APPLICANT:**

C/o Agent

**AGENT:**

Mr Stuart BoothJWPC Ltd  
1B Waterview  
White Cross  
Lancaster  
LA1 4XS

**PARTICULARS OF DEVELOPMENT:** Prior approval under Class Q (a) and (b) for the proposed change of use of one agricultural building to one two-storey, four-bedroom dwelling.

**AT:** Holkers Farm Whins Lane Read BB12 7RB

**Ribble Valley Borough Council** hereby give notice the prior approval of the authority is GIVEN for the development permitted by the above Order and as described above subject to the following conditions:

1. The development hereby permitted shall be completed within three years from the date of this approval.

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:

22-069 PL06 Proposed Site Plan Rev E amended 16th July, 2025  
22-069 PL07 Proposed Floor Plans Rev E amended 16<sup>th</sup> July, 2025  
22-022 PL08 Proposed Elevations 1 Rev D submitted 16<sup>th</sup> May, 2025  
22-022 PL09 Proposed Elevations 2 Rev E amended 16<sup>th</sup> July, 2025  
Bat Survey Report Dated June 2025  
Structural Investigation Report Dated 26/09/24

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

3. Unless specified in any other condition the materials to be used on the external surfaces of the development shall be as indicated on Proposed Plans: 24-022 PL08D and 24-022 PL09E and shall thereafter be implemented as such.

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

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4. Notwithstanding the submitted plans, details of the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved in writing by the Local Planning Authority before installation.

Reason: In order to ensure a satisfactory form of development for the non-designated heritage asset within this rural setting.

5. Notwithstanding the submitted plans, details of repairs or replacement roof slates and stonework including partial and completing blocking up windows and doors together with samples of materials shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken. The development shall thereafter be implemented and retained in strict accordance with the approved details.

Reason: In order to ensure a satisfactory form of development for the non-designated heritage asset within this rural setting.

6. Notwithstanding the submitted plans, details of the design and materials of the proposed windows and doors and gutters shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall thereafter be implemented and retained in strict accordance with the approved details.

Reason: In order to ensure a satisfactory form of development for the non-designated heritage asset within this rural setting.

7. Prior to the commencement of the development, section details at a scale of not less than 1:20 of each elevation including details of eaves, window/door reveals and surrounds, and window/door framing/glazing systems 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 to ensure a satisfactory form of development in this rural setting.

8. No development including any demolition works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording, analysis and reporting works. This must be carried out in accordance with a written scheme of investigation, which shall have first been submitted to and approved in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, drawn plans, elevations and at least one section (which drawings may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should 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 before the dwelling hereby approved is first occupied.

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

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9. The development hereby permitted shall not be first occupied or brought into use until such time as the parking and turning areas shown on plan PL06 Rev E titled Proposed Site Plan amended 16<sup>th</sup> July, 2025 have been provided in full and are available for use. Thereafter the car parking and turning provision shall be kept available for the parking and manoeuvring of vehicles at all times and maintained in perpetuity.

Reason: To ensure sufficient on-site parking and turning facilities within the site in the interests of highway safety.

10. Provision for the storage of cycle provision shall be accommodated within the site prior to the first occupation of the dwellinghouse.

Reason: In order to provide for a sustainable form of development that reduces the dependence upon the motor vehicles.

11. Prior to first occupation of the dwelling hereby permitted details of the boundary treatments to the east and west boundaries of the residential curtilage shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be erected or planted prior to the first occupation of the dwelling and retained thereafter.

The existing boundary treatments to the north and south boundaries shall be retained in their present position and format.

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

12. Prior to the first occupation of the dwelling hereby permitted the agricultural building labelled H shall be demolished together with the partial demolition of building labelled C as shown on the proposed Site Plan 22-069 PL06 Rev E.

Reason: To accommodate the immediate setting of the proposed conversion and provide an appropriate curtilage for the property.

13. 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.

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14. No development approved by this permission shall be commenced until

a) A desk study report has been undertaken which assesses the risk of the potential for on site contamination and ground gases. If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of risk to receptors as defined under the Environmental Protection Act 1990, Part 2a, focusing primarily on risk to human health and controlled waters. The investigation shall also address implications of the health and safety of site workers on nearby occupied buildings and structures, on services and landscaping schemes and to the wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be approved in writing by the Local Planning Authority prior to the start of the site investigation survey.

b) A remediation statement detailing the recommendations in remedial measures to be implemented within the site. Such remedial works shall be implemented by the developer prior to the occupation of the site.

c) On completion of the remedial works the developer shall submit written confirmation in the form of a site completion report to the Local Planning Authority that all works were completed in accordance with the agreed remediation statement.

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

15. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage scheme shall be based upon the sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra National Standards for Sustainable Drainage Systems (2025). No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

Such a scheme shall be constructed and completed in accordance with the approved plans.

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

16. The proposed mitigation set out in 4.3.4 of the updated Bat Survey Report dated June 2025, namely at least one bat box or bat access roof tile, shall be provided in strict accordance with these requirements prior to the first occupation of the dwelling hereby approved.

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.

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17. No external lighting shall be installed on the dwelling hereby approved until details of all artificial lighting has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species/species of conservation concern.

The lighting shall thereafter be implemented and retained in strict accordance with the approved details.

Reason: In order to ensure a satisfactory form of development for the non-designated heritage asset within this rural setting and reduce potential impact on protected species of conservation concern.

*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/planning-inspectorate>. 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

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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.