

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: 3/2025/0507

DECISION DATE: 24 October 2025

DATE RECEIVED: 04/07/2025

APPLICANT:

Mr Heys
Whinney lane Barn
Whinney Lane
Mellor
BB2 7EH

AGENT:

Mr Charles Stanton
Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

DEVELOPMENT Application for Planning Permission for conversion of barn to create new dwelling.

PROPOSED: Demolition of existing farm block.

AT: Lower Reaps Farm Whinney Lane Mellor BB2 7EL

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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 in the following plans and documents:

- Amended Location Plan drawing ref: ex.00 Rev C (received 21 October 2025)
- Amended Proposed Site and Landscaping Plan drawing ref: pl.10 Rev H (received 23 October 2025)
- Amended Proposed Floorplan drawing ref: pl.11 Rev F (received 23 October 2025)
- Amended Proposed North and East Elevations drawing ref: pl.12 Rev E (received 23 October 2025)
- Amended Proposed South and West Elevations drawing ref: pl.13 Rev F (received 23 October 2025)

- PWA Structural Appraisal of Main Barn dated January 2025
- Dave Anderson Bat Survey Report and Method Statement European Protected Species (Bats) Reasonable Avoidance and Mitigation Measures dated 3 June 2025.
- Surface Water and Foul Water Drainage Strategy by Reid Jones partnership dated March 2025.

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. Notwithstanding the submitted plans, the following details, including samples shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:

- Details of windows door and opening to be in-filled including reveals;
- Details of windows, door and openings to be created;
- 1m x 1m sample panel showing the coursing, stone used and pointing for the re-build of external walls. The name of the stone (if any additional is required) should be provided along with the pointing mix.
- Details of roofing materials;
- Details of external and internal floor surfaces (including colour and texture); and
- Details of rainwater goods (cast iron or aluminium heritage style in black).
- Sample of boundary treatments

The approved details 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 detailed design of the proposal safeguards the special architectural and historic interest of the listed building, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

4. All new and replacement windows and doors shall be constructed in timber, of which precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The windows shall be flush fitting/rebated in the frame.

The approved windows and doors shall be implemented within the development in strict accordance with the approved details and shall thereafter be retained in perpetuity.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

5. Notwithstanding the details shown upon the approved plans, the proposed rooflights and roof glazing features shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. 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 detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

6. (a) Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage unless planning permission has first been granted by the Local Planning Authority.

(b) Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and reenacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, unless planning permission has first been granted by the Local Planning Authority.

Reason: In order that the Local Planning Authority may retain effective control over the development given its heritage status and Green Belt location.

7. No development, site clearance/preparation, or demolitions shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. 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 comprise the creation of a record of the house to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016), and the farm buildings to level 2/3 (to include cross sections) as set out in Understanding Historic Buildings. It should include full descriptions of the building, inside and out, a drawn plan, elevations and at least one section (which 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 (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

Following recording of the building, prior to any building works taking place, a method statement shall be submitted to and approved by the Local Planning Authority, identifying all features of interest and how these will be incorporated into the scheme.

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

8. 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:

- o 24 Hour emergency contact number.
- o Details of the parking of vehicles of site operatives and visitors.
- o Details of loading and unloading of plant and materials.
- o Arrangements for turning of vehicles within the site.
- o Measures to protect vulnerable road users (pedestrians and cyclists).
- o Wheel washing facilities.
- o Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- o Measures to control the emission of dust and dirt during construction.
- o Construction vehicle routing.
- o 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.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, including the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure a satisfactory appearance to this scheme within open countryside and provide an appropriate setting for these heritage assets.

10. Prior to commencement of any site works including delivery of building materials and excavations, all trees on site shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction]

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

Reason: In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development

11. Prior to the commencement of development, a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box as recommended within the submitted Preliminary Bat Roost Assessment Report by Dave Anderson dated 3 June 2025 shall be installed within the site and shall remain in perpetuity.

The development shall be carried out in strict accordance with the Precautionary Method Statement and Reasonable Avoidance Measures outlined in this report and the approved details.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

12. Prior to first occupation of the dwelling hereby approved, the passing places shown on drawing number EX.00 Revision C shall be completed to a length of 5.5m and width of 2m and hard paved.

Reason: in the interest of highway safety.

13. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number pl.10 Revision H.

Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

14. The dwellinghouse hereby approved shall not be occupied until the cycle facilities shown on approved plan pl.10 Revision H have been provided in accordance with the submitted details and these shall thereafter be retained at all times.

Reason: To ensure adequate provision is made for the storage of cycles and to promote sustainable transport.

15. No external lighting shall be installed on the dwelling hereby approved, or elsewhere within the site until details of a scheme for any external building or ground mounted lighting/illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include the location, design, surface finish, luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The development shall be carried out strictly in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed building and to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern.

16. The drainage scheme shall be implemented in strict accordance with the approved document named Surface Water and Foul Water Drainage Strategy dated March 2025 by Reid Jones partnership.

No dwelling shall be occupied or brought into first use until the drainage works associated with that dwelling have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health and to prevent an undue increase in surface water run-off to reduce the risk of flooding.

APPLICATION NO. 3/2025/0507

DECISION DATE: 24 October 2025

17. The residential curtilage for dwelling hereby approved shall solely relate to the area indicated on approved plan pl.10 Revision H. No extension of the residential curtilage shall be undertaken without separate planning consent having first been granted by the Local Planning Authority.

The approved boundary treatments as indicated on approved plan pl.10 Revision H shall be erected and maintained as such within 2 months of first occupation of the dwellings hereby approved.

Reason: To define the scope of the consent hereby approved, to protect against encroachment of residential curtilage into the Green Belt and in the interests of the visual amenities of the area.

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.