

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act  
1990

OUTLINE PLANNING PERMISSION

**APPLICATION NO:** 3/2025/0527

**DECISION DATE:** 05/09/2025

**DATE RECEIVED:** 07/07/2025

**APPLICANT:**

Mr Bob Haworth  
The Caravan  
Land at Lower Standen Hey Farm  
Whalley Road  
Pendleton  
Clitheroe  
BB7 1PP

**AGENT:**

Mr Gary Hoerty  
Gary Hoerty Associates  
Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
BB7 4DH

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**PARTICULARS OF DEVELOPMENT:** Outline application for the erection of a farm worker's dwelling (self-build) with access applied for.

**AT:** Land at Lower Standen Hey Farm, Whalley Road, Pendleton, BB7 1PP.

**Ribble Valley Borough Council** hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 Application(s) for approval of the reserved matters of appearance, layout, scale and landscaping must be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:-

the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to ensure that the development is commenced in a timely manner in order to meet the agricultural need within the site.

- 2 Application(s) for the approval of reserved matters relating to scale and layout shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height, scale and location of the proposed house in relation to adjacent existing development/built form. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area and to ensure the Local Planning Authority can make an accurate assessment of potential impacts upon nearby residential properties.

- 3 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:

- (Amended) Location Plan Drawing No: How/391/2541/01 REV B (received 28.08.2025)

- (Amended) Site Plan Drawing No: How/391/2541/02 REV B (received 28.08.2025) in respect of the access details applied for and hereby approved.

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

- 4 The height of the dwelling proposed in any subsequent reserved matters application(s) shall not exceed two storeys in height.

Reason: In order to ensure that the proposed dwelling would not be overly prominent in this rural location and to ensure the proposed development responds positively to characteristics of the area.

- 5 The residential curtilage of the dwelling hereby approved shall solely relate to the area within the confines of the red edge as indicated on (Amended) Location Plan Drawing No: How/391/2541/01 REV B (received 28.08.2025) and (Amended) Site Plan Drawing No: How/391/2541/02 REV B (received 28.08.2025). No extension of the residential curtilage shall be undertaken without express planning permission being granted by the Local Planning Authority.

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

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) Schedule 2, Part 1, Classes A to H and Schedule 2, Part 2, Class A, no alterations to the dwelling hereby approved shall be undertaken and no buildings or structures, or gate, wall, fence or other means of enclosure shall be erected or placed anywhere within the residential curtilage to which this consent relates, unless express planning permission is granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the area.

- 7 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 re-enacting that Order, no renewable energy sources shall be attached to the dwelling hereby approved, or placed within the residential curtilage to which this consent relates, unless express planning permission is granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the area.

- 8 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 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.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

- 9 The occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed or last employed in the locality in agriculture or forestry or a widow/widower of such a person and to any resident dependents of such persons.

Reason: For the avoidance of doubt as permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general occupation would not normally be permitted.

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- 10 No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on (Amended) Site Plan Drawing No: How/391/2541/02 REV B (received 28.08.2025) have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway in a slow and controlled manner in the interests of general highway safety.

- 11 Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for the Oak tree indicated on (Amended) Site Plan Drawing No: How/391/2541/02 REV B (received 28.08.2025) has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be in accordance with BS5837 (2012) Trees in Relation to Demolition, Design and Construction and not cover an area less than 15m measured from the centre of the trunk. Such fencing shall be erected in its entirety prior to any other operations taking place on the site and shall not be should not be breached or removed during development. Furthermore, within the area of ground within the root protection area shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials within the root protection area unless expressly agreed by the Local Planning Authority.

Reason: To afford maximum protection of an iconic tree of landscape and visual amenity value in order to minimise the potential impact of the proposed development.

- 12 No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwellings are first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.

- 13 Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

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- 14 No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.

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

The details of the drainage strategy to be submitted for approval should include, as a minimum:

- Details of whether the site is greenfield or previously developed in terms of drainage
- Assessment of the hierarchy of drainage options
- Details of the contributing area
- Restricted discharge rate
- On-site surface water storage
- Allowances for climate change and urban creep
- Above ground, multifunctional SuDS components
- Arrangements for management and maintenance

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 15 The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment.

**Note(s)**

1. 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.
2. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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.
3. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
4. 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](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

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5. This Decision Notice should be read in conjunction with the Unilateral Undertaking dated 4th September 2025 (received 04.09.2025) 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.