

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: 3/2025/0537

DECISION DATE: 05 November 2025

DATE RECEIVED: 21/07/2025

APPLICANT:

Duchy of Lancaster
Burleigh House
355-359 Strand
London
WC2R 0HS

AGENT:

Mrs Erica Wright
Erica Wright Architecture Ltd
Osterley
High Biggins
Kirkby Lonsdale
LA6 2NP

DEVELOPMENT PROPOSED: Change of use of remaining two traditional buildings at Root Farm for storage Use Class B8.

AT: Root Farm, Dunsop Bridge, BB7 3BB.

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:

- (Amended) Red Line Site Boundary On OS Plan Drawing No: D/CB 07 REV C (received 30.10.2025)
- (Amended) Existing & Proposed Site Plan Drawing No: D/CB 02 REV A (received 30.10.2025)
- (Amended) Existing & Proposed Block Plan Drawing No: D/CB 01 REV C (received 30.10.2025)
- (Amended) Existing & Proposed Central Barn Elevations & Sections Drawing No: D/CB 06 REV A (received 30.10.2025)
- (Amended) Existing & Proposed Dairy Elevations & Sections Drawing No: D/CB 05 REV A (received 30.10.2025)
- (Amended) Existing & Proposed Ground Floor Plans Drawing No: D/CB 03 REV A (received 30.10.2025)
- (Amended) Existing & Proposed First Floor Plans Drawing No: D/CB 04 REV A (received 30.10.2025)

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. The materials to be used on the external surfaces of the development shall be implemented as indicated on the following documents and plans:

- (Amended) Application Form (received 30.10.2025)
- (Amended) Existing & Proposed Central Barn Elevations & Sections Drawing No: D/CB 06 REV A (received 30.10.2025)
- (Amended) Existing & Proposed Dairy Elevations & Sections Drawing No: D/CB 05 REV A (received 30.10.2025)

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

4. 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 areas marked as Units 1 - 8 on (Amended) Existing & Proposed Ground Floor Plans Drawing No: D/CB 03 REV A (received 30.10.2025) and (Amended) Existing & Proposed First Floor Plans Drawing No: D/CB 04 REV A (received 30.10.2025) shall only be used for the purposes of Storage & Distribution Use Class B8 and for no other purpose.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no external lighting or building mounted lighting shall be erected or placed anywhere within the site to which this consent relates without express planning permission first being obtained.

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.

6. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with (Amended) Existing & Proposed Site Plan Drawing No: D/CB 02 REV A (received 30.10.2025) and (Amended) Existing & Proposed Block Plan Drawing No: D/CB 01 REV C (received 30.10.2025). 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.

7. No building hereby permitted shall be first occupied or the use first commenced until the car parking area has been surfaced or paved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with (Amended) Existing & Proposed Site Plan Drawing No: D/CB 02 REV A (received 30.10.2025) and (Amended) Existing & Proposed Block Plan Drawing No: D/CB 01 REV C (received 30.10.2025). The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

8. Before the development hereby permitted commences at the site, a Service Management Plan (SMP) regarding the commercial units hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The Service Management Plan (SMP) shall describe the means of servicing and times of deliveries and means provision for servicing/ delivery vehicles. The SMP should identify exactly how and what types of vehicles are anticipated for the commercial uses hereby approved and their delivery times should also be detailed to demonstrate that the proposed system would work. Any measures described in the SMP shall be implemented for the duration of the sites use.

Reason: To enable all delivery traffic to enter and leave the development site in a safe manner without causing a hazard to other road users.

9. All deliveries to the storage units hereby approved shall be accepted in vehicles no larger than a Light Goods Vehicle (LGV) comprising a total gross weight no bigger than 3500kg.

Reason: To enable all delivery traffic to enter and leave the development site in a safe manner without causing a hazard to other road users.

10. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended on pages 16 - 17 Conclusion and Recommendations of the submitted Ecological Appraisal titled "Preliminary Ecological Appraisal Bat Risk Assessment, Root Farm, Dunsop Bridge, Lancashire - Bom-EW-25-01" dated July 2025 and carried out by Bombus Ecology.

Reason: To reduce the impact of development upon protected species of concern.

11. No development 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 record shall be a Level 2/3 Record to the specifications set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England,2016).

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

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. 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.
6. Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org>. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists, and archived in accordance with the Lancashire Museums Service revised 2020 guidelines on this matter. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

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.