

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2025/0546

**DECISION DATE:** 26 September 2025

**DATE RECEIVED:** 04/08/2025

**APPLICANT:**

Mr Waheed Masters  
Roman Catholic Diocese of Salford  
Cathedral Centre  
3 Ford Street  
Salford  
M3 6DP

**AGENT:**

Mr Philip Cottier  
Sunderland Peacock & Associates Ltd  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG

**DEVELOPMENT PROPOSED:** Division of existing 5 bedroom dwelling at the former presbytery to St Mary's Church to form one 3 bedroom residential dwelling and an additional 1 bedroom residential apartment. Demolition of 2 garages and store outbuilding. Retention of existing ground floor sacristy.

**AT:** 49 Whalley Road Sabden BB7 9DZ

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 prior to 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. The development hereby permitted shall be carried out in strict accordance with the details shown on the following drawings and documents unless otherwise indicated by another condition:

Location Plan 1:1250  
Proposed Site Plan 7145-P02B  
Proposed Plans and Elevations 7145-P01A  
Proposed Roof Plan 7145-P07  
Bat Survey Reference 7145 undertaken 25th June, 2025

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

3. All works to be undertaken in strict accordance with the submitted Construction Method Statement and Conversion Methodology dated July 2025.

The external windows and doors to be replaced shall be painted (not stained) in a colour to be submitted to and agreed and writing by the Local Planning Authority prior to their installation.

All new rainwater goods shall be Heritage Half Round Cast Aluminium finished in Black.

Reason: In order to ensure an appropriate finish to this development that is reflective of a Building of Townscape Merit within Sabden Conservation Area.

4. Precise specifications of the new doorways to be formed including elevations, cross - sections, reveals, glazing type, opening mechanism and surface finishes shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development and shall thereafter be carried out in strict accordance with the approved details. The details shall include precise details of the proposed doors and surrounds including ironmongery and finishes, and details of the removal and replacement of stone surrounds.

All external doors and any replacements are to be constructed in timber and retained as such in accordance with the approved details.

Reason: In order to ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the building, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

5. Prior to the first occupation of the residential units hereby approved, details of the landscaping of the site, shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate those areas which are to be seeded, turfed, paved or hard landscaped, including details of materials, any changes of level (steps or ramps) and the types and details of all boundary fencing/walls and screening to be erected.

The approved scheme shall be implemented prior to first occupation of the residential units.

Reason: In order to ensure an appropriate finish to this development that is reflective of a Building of Townscape Merit within Sabden Conservation Area.

6. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The dwelling shall not be occupied until the drainage works 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.

7. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been fully implemented in accordance with drawing number 7145 - P02B titled "Proposed Site Plan". Thereafter the approved onsite parking provision shall be so maintained in perpetuity.

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

8. Prior to first occupation of the residential units appropriate provision for secure cycle storage shall be provided on the site. The cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles at all times.

Reason: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

### **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.