

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: 3/2025/0580

DECISION DATE: 18 February 2026

DATE RECEIVED: 25/07/2025

APPLICANT:

Caroline Pearson
Holmes Farm
Higher Commons Lane
BALDERSTONE
BB2 7LR

AGENT:

Mrs Judith Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

DEVELOPMENT PROPOSED: Full planning permission for conversion of barn into two dwellings. Alterations to access and construction of detached triple garage. Creation of new vehicle access to farmhouse and construction of attached double garage.

AT: Holmes Farm Higher Commons Lane Balderstone BB2 7LR

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 decision.

Reason: Imposed in accordance with the provisions of 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 not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority:

Plans

Location Plan 1:1250 24-030 PL01 Rev B
Proposed Site Plan 22-030 PL07 Rev L
Proposed Elevations 2 22-030 PL11 Rev F
Proposed Elevations 1 22-030 PL10 Rev F
Proposed Floor Plans Barn 22-030 PL08 Rev F
Garage 1 Floor Plan and Elevations 22-030 PL12 Rev A
Garage 2 Floor Plan 24-022 PL09 Rev E
Proposed Surface Water Drainage Plan 22-030 PL13 Rev B

Reports

Structural Condition Survey - Paul Snape Consulting PSC-949 Rev A dated July 2025
Tree Survey - Lakeland Tree Consultancy dated May 2025
Heritage Statement - Stephen Haigh dated May 2025
Bat Survey & General Ecology Report - Knight Sky Ecology dated July 2025
Technical Note: Biodiversity Net Gain (BNG) Statement - Knight Sky Ecology dated 17th July 2025

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

3. Prior to their use in the development details of the following shall be submitted to and agreed in writing by the Local Planning Authority:

"Samples of all external walling materials
"Samples of all external roofing materials

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

Reason: To ensure a satisfactory standard of development and finish for the conversion of the barn.

4. Precise specifications of the proposed windows and doors for the barn conversion including sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

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

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic character of the barn and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

5. Prior to any development of the Barn taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:

"Details of any replacement rainwater goods

"Details of any repairs to stonework

"Details of repairs or replacement of any roof trusses and slates

Thereafter the development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory standard of development and finish for the conversion of the barn.

6. Notwithstanding the details shown upon the approved plans, the proposed roof lights for the Barn 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 does not undermine the character and appearance of the Barn.

7. The ground floor window in the northeastern elevation of the Barn for the dwelling labelled Proposed Dwelling 1 hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening.

The windows shall remain in that manner in perpetuity at all times.

Reason: To protect neighbouring residential amenity.

8. 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 to the dwellings formed in the Barn conversion as defined within Schedule 2, Part 1, Classes A, B, C, D, E, F and G and Part 2 Class A and B shall not be carried out without express planning permission from the Local Planning Authority.

Reason: In order that the Local Planning Authority may retain effective control over the development of the Barn to be converted.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows or rooflights other than those expressly authorised by this permission (or any subsequent planning permission) shall be inserted or constructed in the Barn to be converted at any time.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the Barn Conversion and impact on the area and residential amenity.

10. Notwithstanding the submitted plans details of the proposed curtilage for each of the two units proposed within the Barn, together with the exact position, height, and appearance of all boundary treatments, hedges, fencing, walling and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling within the Barn. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure an acceptable form of development for the proposed barn conversion and define the curtilage in an appropriate manner.

11. Prior to first occupation of any dwelling within the barn, the surface water drainage scheme submitted on plan Proposed Surface Water Drainage Plan 22-030 PL13 Rev B shall be completed in accordance with the approved details; and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

12. No development involving the Barn, other than groundworks, shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan/statement shall provide:

"Details of the parking of vehicles of site operatives and visitors;
"Details of loading and unloading of plant and materials;
"The storage of plant and materials used in the development
"Arrangements for turning of vehicles within the site;
"Wheel washing facilities;
"Construction working hours.

The approved CMS shall be implemented for the duration of the construction works associated with the Barn.

Reason: In the interest of safeguarding residential amenity and highway safety.

13. No dwelling hereby permitted within the Barn shall be first occupied until such time as the access arrangements shown on the approved site plan (drawing number 22-030 PL07 Rev L) have been implemented in full including the reduction in height of the boundary wall alongside Higher Commons Lane to a height of no more than 0.9m.

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

14. No dwelling hereby permitted within the Barn shall be first occupied until such time as the parking and turning areas associated with the Barn have been surfaced and made available for use and thereafter retained and maintained.

Reason: To ensure that adequate parking provision is provided on site to serve the dwellings hereby approved.

15. Any gates at the entrance to the development off Higher Commons Lane shall be set back from the edge of the carriageway by at least 5m.

Reason: In the interests of highway safety.

16. Notwithstanding the submitted plans a landscaping plan for the units within the barn shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling within the Barn hereby permitted, which shall include details of all hard and soft landscaping and boundary treatments.

Any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased within 5 years of planting shall be replaced by a species of similar size to the original in the next planting season.

Reason: To ensure the proposal is satisfactory landscaped.

17. Prior to the commencement of development of the Barn and piggery, all of the recommendations set out in Section 5 of Bat Survey & General Ecology Report - Knight Sky Ecology dated July 2025 shall be implemented in strict accordance with the approved details and thereafter retained. These include the following:-

- A Natural England licence shall be obtained and submitted to the LPA prior to any works commencing on the Barn and piggery.
- Mitigation to be provided in the form of a bat box to be placed on an adjacent tree in order to provide roosting provision throughout the duration of the works and thereafter retained in perpetuity comprising of a Greenwoods two crevice bat box or a Beaumaris Woodstone Bat Box (Maxi).
- A licenced ecologist shall supervise the hand stripping of the roof tiles and soft destruction of the bat roost and if bats are present shall capture and assess the condition of the bat before transferring to the bat box.
- Prior to first occupation of any dwelling within the Barn hereby approved, two bat boxes shall be fitted on the Barn and retained in perpetuity. These boxes shall comprise of a Greenwoods two crevice bat box or a Beaumaris Woodstone Bat Box (Maxi). The boxes shall be fitted under the direct supervision of a licensed ecologist.
- The barn roof removal, piggery demolition and other initial ancillary works affecting the barn and piggery should be undertaken outside of the nesting bird season (March to August inclusive). If it is necessary to conduct work within this period, it must be preceded by a nesting bird survey to be submitted to and approved in writing by the Local Planning Authority and conducted by a suitably qualified ecologist. If any active nests are found on site at any time, then work must cease until the nest(s) are no longer in use.
- The development shall accord with the good practice mitigation measures for Great Crested Newts (given at section 5.4 of the Report).

Reason: In order to protect protected species from any damaging activities and mitigate the impact of development and ensure that there are no adverse effects on the favourable status of protected species from the proposed development.

18. Prior to commencement of development of the Barn details of a barn owl nest box to be installed on a mature tree on land within the applicant's control shall have been submitted to, and approved in writing, by the Local Planning Authority. The submitted details shall include the location and type of box to be installed and shall accord with the guidance given at section 5.3 of the Bat Survey & General Ecology Report - Knight Sky Ecology dated July 2025 and shall thereafter be implemented in strict accordance with the approved details and thereafter retained.

Reason: In order to protect the barn owl from any damaging activities and mitigate the impact of development and ensure that there are no adverse effects on the favourable status of a barn owls from the proposed development.

19. Prior to first occupation of any dwelling hereby approved, details of the external lighting to be installed within the curtilages of these new dwellings shall have been submitted to and approved in writing by the Local Planning Authority and thereafter installed in strict accordance with the approved details and thereafter retained.

Reason: In order to ensure that favourable conservation status for the bats and birds and mitigate the potential impact of the proposed development.

20. Prior to the demolition of the piggery a Written Scheme of Investigation for the necessary excavation, emptying and careful cleaning shall be developed alongside a scheme of archaeological building recording to level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This Written Scheme shall be submitted by the applicant, or their agent or successors in title, and agreed in writing by the Local Planning Authority prior to the first use of the development hereby approved. The agreed scheme shall be implemented by an appropriately qualified and experienced professional contractor to a timetable included in the scheme and to the standards set out by the Chartered Institute for Archaeologists.

The recording works shall include:

- a) A programme of documentary research on the history and role of the structure;
- b) The production of a set of plans and elevations of the structure;
- c) The provision of a full written description; and
- d) A comprehensive set of photographs of the interior and exterior of the structure.

The piggery shall then be rebuilt within the site in the position shown on approved proposed site plan 22-030 PL07 Rev L prior to first occupation of any dwelling within the Barn hereby approved.

They shall result in the compilation and appropriate deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A digital copy of the report shall be placed in the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site in accordance with Paragraphs 218 and 219 of the National Planning Policy Framework,

21. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #6 of the Notes Section) and implemented in accordance with the approved details.

The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment by Pennine Ecological updated 27th November 2025.

Reason: To ensure the development delivers a net gain on site which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

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. 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/whoseWho/>. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.
6. Statutory Biodiversity Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

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.