

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2025/0654

**DECISION DATE:** 29 October 2025

**DATE RECEIVED:** 29/08/2025

**APPLICANT:**

Mr Robbie Taberner and Ms Hannah  
Grummett  
Crane Wood Farm  
Whitewell Road  
Cow Ark  
Whitewell  
Clitheroe  
BB7 3DG

**AGENT:**

Mr James Innerdale  
James Innerdale  
Architect and Historic Buildings Consultant  
5 Gildersbank  
Clapham  
LA2 8EG

**DEVELOPMENT PROPOSED:** Planning permission for alterations to Crane Wood Farm Barn including: re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate and re-roofing of adjoining slate covered lean-to shippon; alterations to window and door openings (part retrospective).

**AT:** Crane Wood Farm Whitewell Road Cow Ark Whitewell BB7 3DG

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:

- Location Plan scale 1:2500
- Proposed Site Plan scale 1:500
- Amended Roof Structure as Proposed drawing ref: 137CW-02-02 Rev D (received 22 October 2025)
- Amended Proposed Elevations and Section as proposed drawing ref: 137CW-02-03 Rev D (received 10 October 2025)
- Amended Proposed Ground Flood Plan as proposed drawing ref: 137CW-02-01 Rev C

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 hereby approved.

3. Notwithstanding the submitted details, prior to their installation, precise specifications and samples of proposed shutters, to include elevations cross - sections, opening mechanism and surface finish and details of walling materials to include details of all proposed window and door surrounds, jambs, sills and heads to be implemented within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. 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 materials to be used are appropriate to the locality and respond positively to the inherent character of the area and are appropriate to the designated heritage asset.

4. No development including any demolition works 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 programme of works should comprise the making of a Photographic Record of the building as set out in "Understanding Historic Buildings" (Historic England 2016). The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

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

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5. Prior to the commencement of development, details including the specification and location of at least 1 no. barn nesting owl, 1 no. bird nesting cup and 2 no. bat roosting features shall be submitted to and approved in writing by the Local Planning Authority and shall be made available prior to the commencement of works and retained in situ. The development shall be carried out in strict accordance with the Non-licensed Mitigation measures outlined in Section 5.2 of the Bat Survey Report (dusk emergence surveys) by Knight Sky Ecology dated October 2025 and the recommendations for birds outlined in the Preliminary Bat Roost and Barn Owl Assessment Report by Bowland Ecology dated 3 July 2025.

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.

6. The development shall be implemented in strict accordance with the Method Statements outlined in the amended Listed Building and Planning Applications Design, Access and Heritage Statement dated 10 October 2025 (received 10 October 2025)

Reason: To preserve the significance of the designated heritage asset, in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy and Section 16 of the National Planning Policy Framework.

### **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.