

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: 3/2025/0688

DECISION DATE: 11 June 2026

DATE RECEIVED: 09/09/2025

APPLICANT:

Mr David Hollinrake
Stoops Farm
Stoops Lane
Rimington
Clitheroe
BB7 4DU

AGENT:

Mrs Louise Read
Read Design Ltd
Victoria Mill
Watt Street
Sabden
BB7 9ED

DEVELOPMENT PROPOSED: Proposed reinstatement of previously approved phase 1 entrance, including a timber fence between phase 1 and phases 2/3

AT: Former Genus Site (Units 1-21 Mitton Road Business Park) Mitton Road Whalley BB7 9JY

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 Received 11th May 2026
Existing and Proposed Site Plans: 102-09 Rev G
Proposed Access and Fence Details: 102-10 Rev E

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

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3. Prior to the commencement of development a detailed design scheme for the site access shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timescale for completing the site access and a timescale for implementing the approved fence(s) / pedestrian gate(s). The approved access scheme shall be implemented prior to the approved fence(s) / pedestrian gate(s) being implemented.

Reason: In the interests of highway safety and to ensure the timely delivery of a safe access serving those units within Phase 1.

4. The pedestrian access (pavements) shown on the approved plans shall be constructed in a bound material within one month of the approved fence(s) / pedestrian gate(s) being implemented. These pavements and gates shall be maintained thereafter for pedestrians to move between the development phases.

Reason: To ensure the timely delivery of infrastructure to provide access to communal car parking areas.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Mitton Road to points measured 90m to both sides along the nearer edge of the carriageway of Mitton Road, from the centre line of the access.

Reason: To ensure adequate visibility at the site access.

6. The new car parking spaces shown on the approved plans shall be constructed in a bound material and marked up within one month of the approved fence(s) / pedestrian gate(s) being implemented. These car parking spaces shall thereafter be retained and maintained.

Reason: To ensure appropriate parking levels within the Phase 1 development and to ensure efficient use of land.

7. The landscaping works shall be carried out in accordance with the approved plans within the first planting season following implementation of the approved fence and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 10 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity.

8. No hedgerow clearance shall commence or be undertaken during the bird nesting season (1st March - 31st August inclusive) unless a nesting bird survey carried out immediately prior to any works by a suitably qualified ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Local Planning Authority within one month of the survey being undertaken.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concerns from the potential impacts of the development.

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

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.

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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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.