

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:** 3/2025/0720

**DECISION DATE:** 13 February 2026

**DATE RECEIVED:** 01/10/2025

**APPLICANT:**

Hull  
Hazelmere  
Longridge Road  
Hurst Green  
BB7 9QP

**AGENT:**

Mr Charlie Ramsden  
Black Barn Architecture  
Bellfold Yard  
Moorside Lane  
Woodplumpton  
Preston  
PR4 0TB

**DEVELOPMENT PROPOSED:** Proposed demolition of existing holiday let chalet and replacement with one single-storey two-bedroom holiday-let. Alterations to existing access and with replacement entrance gates and fencing and creation of parking area.

**AT:** Hazelmere Longridge Road Hurst Green BB7 9QP

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 Location and Block Plan drawing ref: LP01 Rev C received 30 January 2026  
Amended Proposed Site Plan drawing ref: P01 Rev G received 3 February 2026  
Amended Proposed Entrance Elevation drawing ref: P22 Rev E received 3 February 2026  
Amended Proposed Elevations drawing ref: P20 Rev F received 3 February 2026  
Amended Proposed Floorplan drawing ref: P10 Rev C received 30 January 2026  
Amended Proposed Refuse Plan drawing ref: P03 Rev B received 30 January 2026  
Amended Proposed Site Elevations drawing ref: P21 Rev B received 30 January 2026  
Amended Proposed Surface Water Drainage Strategy drawing ref: P06 Rev A received 30 January 2026  
Amended Proposed Tree Retention Plan drawing ref: P02 Rev D received 30 January 2026  
Amended Proposed Visibility Splay Plan drawing ref: P04 Rev B received 30 January 2026  
Proposed Roof Plan drawing ref: P11

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

3. The development shall be implemented in accordance with the external materials of construction as identified on drawing ref: P20 Rev F and drawing ref: P22 Rev E (received 3 February 2026).

Reason: In order to ensure that the detailed design of the proposal responds positively to the inherent character of the area and to protect and conserve the special qualities of the Forest of Bowland National Landscape.

4. The Biodiversity Gain Plan (as required by the 'Statutory Biodiversity Condition' - see further details below at #5 of the Notes Section) shall be prepared in accordance with the submitted Biodiversity Net Gain Metric and Post Development Habitat Plan received 28 January 2026.

Reason: This is not a statutory requirement but unless imposed there is no requirement that the Biodiversity Gain Plan submitted for approval shall be in accordance with the biodiversity and ecology information submitted with the planning application.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a landscape/habitat management and monitoring plan, which identifies additional tree planting, including proposed new species and an implementation timeline. Details shall also include longterm design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority.

The landscape shall thereafter be managed and maintained in accordance with the approved plan.

Reason: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement in accordance with Policy DMG1, DMG2, DME1 and DME3 of the Ribble Valley Core Strategy.

6. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved levels details as shown within the amended proposed site plan drawing ref: P01 Rev G.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene.

7. All tree works/tree protection shall be carried out in strict accordance with the submitted amended British Standard 5837:2012 Tree Report by Westfield Tree Services received 30 January 2026.

The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

Reason: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

8. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the holiday cottage hereby approved shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

Reason: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

9. The holiday unit hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as units of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.

Reason: For the avoidance of doubt and ensure that the use remains compatible with the character of the area and the intensity, frequency and nature of the usage remains commensurate and relevant to the nature of the consent sought.

10. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and reenacting that Order, the holiday let hereby permitted shall not be altered or extended, no new windows shall be inserted (including rooflights) and no additional buildings or structures shall be erected within its external area unless planning permission has first been granted by the Local Planning Authority.

Reason: In the interests of the amenity of the area.

11. The development hereby permitted shall not be occupied or brought into use until the proposed access, car parking and turning area has been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

12. 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 the dashed line shown on drawing 'Proposed Visibility Splay P04-Rev A' on the Longridge Road frontage.

Reason: To ensure adequate visibility at the street junction or site access.

13. No external lighting shall be installed on any structure hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.

14. No development hereby permitted shall brought into use until the sustainable drainage scheme for the site has been completed in accordance with the drainage scheme as identified in the document named 'Flood Risk Assessment & Drainage Strategy Arbtech Consulting Ltd received 30 January 2026.

Reason: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

15. Prior to first occupation of the development hereby approved, the site access shall be constructed in accordance with the submitted details and shall be paved in a bound and porous material for at least the first 5m from the edge of the carriageway.

Reason: In the interest of highway safety.

16. The development shall be implemented in strict accordance with the submitted Construction Method Statement document ref: BBA\_232-Hazelmere (including drawing ref: P05).

Reason: To mitigate the impact of the construction traffic on the highway network.

**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.

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| 5. | 1 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: |
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- (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.

- 2 Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt..

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Transitional roosts - April -September/October

Feeding roosts - May - November

	<p>Maternity roosts - May - August</p> <p>Satelite roosts - May - August</p> <p>Mating roosts - September -November</p> <p>Night roosts - March - November</p> <p>Day roosts - March - November</p> <p>Hibernation roosts - October - March</p> <p>Mating/swarming roosts - August - November</p> <p>In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.</p>
3	<p>The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at <a href="mailto:developeras@lancashire.gov.uk">developeras@lancashire.gov.uk</a></p>

*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.