

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: 3/2025/0729

DECISION DATE: 24 April 2026

DATE RECEIVED: 08/12/2025

APPLICANT:

Leehand Ltd
Oak Lea
Osbaldeston Lane
Osbaldeston
Blackburn
BB2 7LT

AGENT:

Mr Michael Gordon
Rural Solutions Ltd
Canalside House
Brewery Lane
Skipton
BD23 1DR

DEVELOPMENT Proposed two-storey replacement dwelling.

PROPOSED:

AT: Oak Lea Osbaldeston Lane Osbaldeston BB2 7LT

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 before the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to 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 (dwg no. 5015-100-01)

(Amended) Proposed Site Plan (dwg no. 5015-000-02 Rev C received 15th April 2026)

Proposed Ground Floor Plan (dwg no. 5015-100-01 Rev A)

Proposed First Floor Plan (dwg no. 5015-100-02 Rev A)

Indicative Roof Plan (dwg no. 5015-100-03)

(Amended) Proposed Elevations - sheet 1 (dwg no. 5015-100-04 Rev B received 4th March 2026)

Proposed Elevations - sheet 2 (dwg no. 5015-100-05 Rev A)

(Amended) Proposed Garage Plans and Elevations (dwg no. 5015-100-06 Rev A received 15th April 2026)

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

3. The materials to be used on the external surfaces of the development hereby approved shall be implemented in accordance with the following details:

(Amended) Proposed Elevations - sheet 1 (dwg no. 5015-100-04 Rev B received 4th March 2026)

Proposed Elevations - sheet 2 (dwg no. 5015-100-05 Rev A)

(Amended) Proposed Garage Plans and Elevations (dwg no. 5015-100-06 Rev A received 15th April 2026)

(Amended) Design and Access Statement (dated February 2025 Rev A issued 24.02.26)

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.

4. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the (Amended) Proposed Site Plan (dwg no. 5015-000-02 Rev C received 15th April 2026) have 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.

5. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The CMP/ CMS shall provide:

- 24 hour emergency contact number
- Details of the parking of vehicles of site operatives and visitors
- Details of loading and unloading of plant and materials
- Arrangements for turning of vehicles within the site
- Measures to protect vulnerable road users (pedestrians and cyclists)
- Wheel washing facilities
- Measures to deal with dirt, debris, mud or loose material deposited on the highway because of construction
- Measures to control the emissions of dust and dirt during construction
- Construction vehicle routing
- Deliver, demolition, and construction working hours

The approved CMP or CMS shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

6. Prior to first occupation of the dwelling hereby approved, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard bound material.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

7. The detached garage shall not be occupied or used for any other purpose than those incidental to the residential use of the dwellinghouse hereby approved.

Reason: To define the scope of the permission and prevent the use of the building for purposes other than those hereby approved.

8. The development hereby approved shall be carried out in complete accordance with Section 4.2.1 (titled 'Enhancing a development site for bats') of the submitted Bat Activity Survey Results Report, dated June 2025 and carried out by Pennine Ecological.

Reason: In the interest of biodiversity and to enhance roosting opportunities for species of conservation concern and reduce the impact of development.

9. 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 an Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority.

All tree works/ tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment dated December 2025 and approved Arboricultural Method Statement and Tree Protection Plan.

The specified tree protection measures shall remain in place throughout the construction phase of the development.

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.

10. 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 scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority.

The approved soft landscaping shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any trees or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure the proposal is satisfactory landscaped and that trees to be removed are replaced/ replanted in the interests of the visual amenities of the area and species protection/ biodiversity enhancement.

11. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation of 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 new national drainage standards (June 2025), or any subsequent replacement national guidance/ standards.

For the avoidance of doubt, surface water must drain separate from the foul water.

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 reduce the risk of flooding.

12. Prior to the commencement of development, a Biodiversity Net Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #5 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 dated June 2025 and prepared by Pennine Ecological.

Reason: To ensure the development delivers a net gain 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.

13. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority. This shall include details of:

- a) A non-technical summary;
- b) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- b) Habitat creation and enhancement works as set out in the HMMP have been completed.

First use of the dwelling hereby approved shall not take place until:

- a) The habitat creation and enhancement works set out in the approved HMMP have been completed; and
- b) A completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

14. There shall be no changes to the existing ground level on site as shown on the submitted existing site plan (drawing number 5015-000-01) unless proposed ground level changes are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground levels shall be constructed and completed in accordance with the approved details.

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

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. 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

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 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.