

RIBBLE VALLEY BOROUGH COUNCIL
Development Department
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
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Town and Country Planning Act 1990



Class R (agricultural buildings to a flexible commercial use) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015

APPLICATION NO: 3/2025/0794
DECISION DATE: 19 February 2026
DATE RECEIVED: 01 October 2025

APPLICANT:

Mr Thwaite
Old Dairy Farm
Chipping Road
Chaigley
Bashall Eaves
Clitheroe
BB7 3LS

AGENT:

Kylah Louch
Macmarshalls Ltd
Hamill House
112-116 Chorley New Road
Bolton
BL1 4DG

PARTICULARS OF DEVELOPMENT: Prior notification for proposed change of use of an agricultural building to office use including ancillary parking and open space under Schedule 2 Part 3, Class R of the GDPO.

AT: Old Dairy Farm Chipping Road Chaigley BB7 3LS

Ribble Valley Borough Council hereby give notice the prior approval of the authority is GIVEN for the development permitted by the above Order and as described above subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this approval.

Reason: To conform with Paragraph R.3 of Class R of Part 3 of Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015.

2. The development hereby permitted shall be carried out (only) in accordance with the following approved plans:

Amended Location Plan scale 1:2500 received 3 December 2025
Amended Proposed Drawing (drawing ref: 6811-SK-CT-1 Rev D) received 3 December 2025
Additional Highways Information (document ref: ADL/AM/6854/20A)

Reason: To conform with Class R of Part 3 of Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015.

3. Notwithstanding the use classes allowed by Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015, the prior approval hereby granted permits first use of the building for Class E (g)(i) office.

Once implemented as a E(g)(i) use, any subsequent change within Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 would be subject to the normal prior approval requirements of Class R.

Reason: The information supplied with the Prior Approval application has suitably demonstrated a E(g)(i) office use will not have an adverse impact on transport and highways, contamination, and flood risk. No evidence has been provided to confirm this would have been the case for the other uses allowed by Class R. In the absence of such information the Council cannot reasonably accept that the other uses allowed by Class R would have been acceptable in respect of these aspects.

4. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the site investigation survey.

- (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

Reason: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use.

5. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and 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 Non-Statutory Technical Standards for Sustainable Drainage Systems (June 2025), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development shall be occupied or brought into first use until the drainage works have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

6. 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 approved plan / statement 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 emission of dust and dirt during construction.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement 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.

7. No part of the development hereby permitted shall be first occupied until such time as the access arrangements shown on drawing number ADL_6871-01 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.

Prior to the first use of the development hereby permitted, visibility splays 2.4 metres back from the centre line of the access and extending 51 metres on the nearside carriageway edge in both directions shall be provided, as shown on the approved plan, drawing number ADL_6871-02. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay.

The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

8. Prior to the first use of the development hereby approved, any gateposts erected at the access shall be positioned in line with the arrangements shown on drawing number ADL_6871-01.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

9. Prior to the first use of the development hereby approved, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved in writing by the Local Planning Authority.

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

10. Prior to the first use of the development hereby permitted, the car parking area shall be surfaced or paved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and the car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

11. Prior to the first use of the development hereby approved, cycle storage provisions for the development shall be submitted to and approved in writing by the Local Planning Authority and shall be provided in accordance with the approved details. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Notes

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the appropriate legal agreement Lancashire County Council as the Highway Authority must specify the works to be carried out. Therefore, before any works can start, the applicant must contact the Highway Authority at highways@lancashire.gov.uk to ascertain the details of such an agreement. More <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
2. A Demolition Plan has been included with the application submission which benefits from permitted development under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 (application ref 3/2025/0787 relates). In order to be able to exercise those permitted development rights, the demolition must occur prior to any works hereby permitted under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 taking place.

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/planning-inspectorate>. 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.