

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:** 3/2025/0860

**DECISION DATE:** 18 December 2025

**DATE RECEIVED:** 24/10/2025

**APPLICANT:**

Mr David Dennis  
Kemple Down  
Birdy Brow  
Chaigley  
Clitheroe  
BB7 3LR

**AGENT:**

Mr Charles Stanton  
Stanton Andrews Architects  
44 York Street  
Clitheroe  
BB7 2DL

**DEVELOPMENT** Proposed replacement dwelling.

**PROPOSED:**

**AT:** Kemple Down Birdy Brow Chaigley BB7 3LR

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: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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:

EX.00 Rev: G - Location Plan  
PL.20 Rev: C - Proposed Site Plan  
PL.21 Rev: A – Proposed Floor Plans  
PL.22 Rev: A – Proposed Elevations  
PI.23 Rev: A – Proposed Sections  
M3792-PA-01-V3: Landscaping Layout  
M3792-PA-02-V3: Hard Landscaping Layout  
M3792-PA-03-V3: Soft Landscaping Layout

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

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed materials respond positively to the character of the area.

4. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site to serve the existing household and to clarify the nature of the consent hereby approved.

5. The tree works hereby permitted by this application to facilitate the development are as follows:-

- T7 Cypress (Category C) - remove
- G3 Orchard (Category C) – remove those trees that are fully or partially within the footprint of the garage and associated hardstanding hereby approved
- G7 3no. Ash, Hazel (Category U) - remove

Tree protection shall be carried out in strict accordance with the submitted Tree Protection Plan contained within the Arboricultural Impact Assessment dated October 2025. 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.

6. The soft landscaping proposals hereby approved (Drawing: M3792-PA-03-V3) 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 tree 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.

For the avoidance of doubt, all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

Reason: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

7. Notwithstanding the submitted details, details of the gates/gateposts proposed to be erected at the point of access (as shown on the proposed site plan, PL.20 Rev: C) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed design and materials respond positively to the character of the area.

8. In respect of the existing vehicular access to be reused and upgraded, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be surfaced in tarmacadam, concrete, block paviours, or other permanent hard surfaced material prior to first occupation of the dwelling hereby approved.

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

9. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:
- (a) dust mitigation measures during the demolition and construction period
  - (b) control of noise emanating from the site during the demolition and construction period
  - (c) hours and days of construction work for the development
  - (d) contractors' compounds and other storage arrangements
  - (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
  - (f) arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)

The construction of the development shall proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents, highway safety and to safeguard the character and appearance of the area.

10. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved levels details as shown within the proposed site plan PL.20 Rev: C.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene and a satisfactory impact on neighbouring residential amenity

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) Schedule 2 Part 1 Class A-E, the dwelling shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling without planning permission being obtained.

Reason: To ensure that the Local Planning Authority have control over any future development of the dwelling in the interests of preserving the character and amenity of the area.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) Schedule 2 Part 14, there shall be no development involving renewable energy on the building or within the curtilage without planning permission being obtained.

Reason: To ensure that the Local Planning Authority have control over any future development of the dwelling in the interests of preserving the character and amenity of the area.

13. Prior to the installation of any new drainage associated with the 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 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.

The dwelling hereby approved shall not be first occupied 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 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.

### **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. This planning permission is the subject of a legal agreement which can be viewed on the Council's 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.

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· 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.