

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: 3/2025/0878

DECISION DATE: 11 February 2026

DATE RECEIVED: 10/11/2025

APPLICANT:

Mr and Mrs Bradley
Honfleur
3 Grindleton View
Chatburn
Clitheroe
BB7 4BE

AGENT:

Mr Bryan Youlden
MacMarshalls
Hamill House
112-116 Chorley New Road
Bolton
BL1 4DH

DEVELOPMENT PROPOSED: Proposed new self-build dwelling and creation of new access on land to the side of 3 Grindleton View.

AT: 3 Grindleton View, Chatburn, BB7 4BE.

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:

- Existing Plan (Location Plan 1:250) Drawing No: 002
- Proposed Plan Drawing No: 010
- Meter Location Plan Drawing No: 011
- Highways Plan Drawing No: 008 A
- Proposed Plan Drawing No: 004 C
- Drainage Layout Drawing No: 25293-001
- External Lighting, Boundary Treatment and Surface Water Plan Drawing No: 007 B
- Roof Light Details Drawing No: GGL-EDN-0114-1104 (550mm x 1400mm)

- Proposed Solar Panel Plans Drawing No: 006
- Tree Removal Plan Drawing No: 005

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

3. The materials to be used on the external elevations of the dwelling hereby approved shall be implemented in accordance with the following drawings / details:

- Proposed Plan Drawing No: 010

Reason: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

4. The roof lights to be installed within the dwelling hereby approved as shown on the approved drawings shall be installed in accordance with the details as shown on the following drawings / details:

- Roof Light Details Drawing No: GGL-EDN-0114-1104 (550mm x 1400mm)
- Stella Rooflight brochure (received 22.01.2026)

Reason: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

5. The roof mounted photovoltaic panels to be installed within the dwelling hereby approved as shown on the approved drawings shall be installed in accordance with the details as shown on the following drawings / details:

- Proposed Solar Panel Plans Drawing No: 006
- JA Solar brochure

Reason: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) Schedule 2, Part 1, Classes A to H and Schedule 2, Part 2, Class A, no alterations to the dwellings hereby approved shall be undertaken and no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere within the residential curtilages to which this consent relates, unless express planning permission is granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the area.

7. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, unless express planning permission is granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents.

8. All external lighting within the application site and on the dwelling hereby approved shall be implemented in accordance with the following details:

- External Lighting, Boundary Treatment and Surface Water Plan Drawing No: 007 B

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and in order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern.

9. The residential curtilage hereby approved shall solely relate to the area within the confines of the red edge as indicated on Existing Plan (Location Plan 1:250) Drawing No: 002. No extension of the residential curtilage shall be undertaken without express planning permission being granted by the Local Planning Authority.

Boundary treatments, fencing, walling and retaining wall structures to enclose the identified residential curtilage shall be constructed in accordance with External Lighting, Boundary Treatment and Surface Water Plan Drawing No: 007 B.

The approved boundary treatments shall be erected and maintained as such within 2 months of first use of the dwelling hereby approved.

Reason: To define the scope of the consent hereby approved and in the interests of the visual amenities of the area.

10. The development shall be carried out in accordance with the approved land levels indicated on the following drawings:

- Proposed Plan Drawing No: 010
- Highways Plan Drawing No: 008 A
- Proposed Plan Drawing No: 004 C
- Drainage Layout Drawing No: 25293-001
- External Lighting, Boundary Treatment and Surface Water Plan Drawing No: 007 B

No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area and to ensure the Local planning Authority can make an accurate assessment of potential impacts upon existing nearby residential amenity.

11. Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

12. 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
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures
- Measures to protect vulnerable road users (pedestrians and cyclists)
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction
- Measures to control the emission of dust and dirt during construction
- 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.

13. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority. The highway works of mitigation are as follows and the approved scheme shall be implemented prior to the first occupation of the dwelling:

- Clear vegetation within the highway verge for a distance of 102m to the north of the site along Sawley Road.

- Provide a 2m wide footway from the site access to a distance of 10m to the south of the site, where an uncontrolled pedestrian crossing should be provided.

- The traffic signs located approximately 9m to the south of the site will need to be replaced.

- Provide an uncontrolled pedestrian crossing on the footway along the western side of Sawley Road adjacent to the dwelling "Mill Hey Croft."

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

14. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Plan Drawing No: 004 C 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.

15. No development shall take place until details of a boundary treatment scheme enabling the driveway to tie-in to the approved site access have been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure adequate boundary treatments which connect the driveway to the vehicle crossing are provided, in the interests of highway safety.

16. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 102 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety.

17. No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the local planning authority. The approved landscaping scheme shall be implemented within the first planting season after first occupancy of the dwelling and maintained thereafter in accordance with the approved maintenance scheme.

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

18. Before the access is used for vehicular purposes, 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 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.

19. Surface water drainage from the approved access shall be managed and maintained in accordance with the following drawings / details:

- Drainage Layout Drawing No: 25293-001
- External Lighting, Boundary Treatment and Surface Water Plan Drawing No: 007 B
- SuDS Drainage Statement: 01 September 2025

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

20. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Plan Drawing No: 004 C. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety.

21. Garage wall hanging cycle storage suitable for a minimum of two bicycles shall be provided for the development hereby approved in accordance with Proposed Plan (Proposed Basement Floor Plan) Drawing No: 010.

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

22. The integral garage component of the dwelling hereby approved as shown on Proposed Plan (Proposed Basement Floor Plan) Drawing No: 010 shall be kept available for the parking of vehicles and shall not be used for any use that would preclude its ability 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.

23. All tree works / tree protection shall be carried out in strict accordance with Tree Removal Plan Drawing No: 005 and the submitted Arboricultural Impact Assessment dated 23 May 2023. 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.

24. Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, within three months of development commencing a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs.

The duly approved landscaping scheme shall be carried out within the first planting season following first occupation of the dwelling and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

For the avoidance of doubt all trees/hedgerow shown as being retained on Tree Removal Plan Drawing No: 005 and in the submitted Arboricultural Impact Assessment dated 23 May 2023 shall be retained as such in perpetuity. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Reason: In order to achieve a satisfactory level of landscaping in the interests of visual amenity and 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.

APPLICATION NO. 3/2025/0878

DECISION DATE: 11 February 2026

25. Provisions for species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites within the dwelling hereby approved shall be carried out in accordance with the bird and bat box scheme as indicated on Proposed Plan Drawing No: 010. The artificial bird/bat boxes shall be provided before the dwelling is first occupied and retained as such thereafter.

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

26. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]. Any removal of vegetation outside of the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds.

27. Surface water drainage within the application site shall be implemented, managed and maintained in accordance with the following details:

- Drainage Layout Drawing No: 25293-001
- External Lighting, Boundary Treatment and Surface Water Plan Drawing No: 007 B
- SuDS Drainage Statement: 01 September 2025

The scheme shall be implemented in accordance with the approved details prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons: To ensure that the proposed development can be adequately drained; to ensure that there is no flood risk on or off the site resulting from the proposed development; to ensure water quality is not detrimentally impacted by the development proposal; and to ensure appropriate maintenance mechanisms are put in place for the lifetime of the development.

28. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment.

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. Having regard to the construction phase of the development hereby approved, there must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway. There must be no storage of materials in the public highway at any time. There must be no standing or waiting of machinery or vehicles in the public highway at any time. Vehicles must only access the site using a designated vehicular access point. There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site. A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk. All references to public highway include footway, carriageway and verge. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.
6. This Decision Notice should be read in conjunction with the Unilateral Undertaking dated 2nd February 2026 (received 06/02/2026) which is available to view on the 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.
- 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.