

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: 3/2025/0895

DECISION DATE: 27 February 2026

DATE RECEIVED: 18/11/2025

APPLICANT:

Mr and Mrs Weld-Blundell

Leagram Mill Farm

Dinkling Green Lane

Chipping

Preston

PR3 2QS

AGENT:

Ms Zara Moon

Zara Moon Architects

Unit 38 Manor Court

Salesbury Hall Road

Ribchester

Preston

PR3 3XR

DEVELOPMENT PROPOSED: Conversion of existing barn and outbuilding to create a 4 bedroom dwelling with detached annexe, including alterations to fenestration, insertion of rooflights, insertion of flue and associated landscaping, parking and private amenity space.

AT: Barn and outbuilding adjacent to Leagram Mill Farm Dinkling Green Lane Chipping PR3 2QS

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 hereby permitted shall be commenced before the expiration of three years from the date of this decision.

Reason: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority:

Plans

Amended Location Plan drawing ref: 01 Rev A (received 22 December 2025)
Amended Proposed Site Plan drawing ref: 07 Rev A (received 14 January 2026)
Amended Proposed Site Plan (ground) drawing ref: 08 Rev A (received 14 January 2026)
Amended Proposed Barn Floor Plans drawing ref: 09 Rev A (received 12 January 2026)
Amended Proposed Barn Elevations drawing ref: 10 Rev C (received 12 January 2026)
Proposed Outbuilding Floor Plan and Elevations drawing ref: 11 Rev B
Amended Proposed Drainage Layout drawing ref: 1000 Rev P02 (received 24 February 2026)

Reports

Structural Condition Survey - Paul Waite Associates Ltd ref: 25039-PWA-00-XX-RP-S-1000-P01 dated 12 June 2025
Tree Survey - Lakeland Tree Consultancy dated November 2025
Bat Survey Report and Method Statement (including Barn Owls- Dave Anderson dated 19 October 2025
Biodiversity Net Gain and Habitat Management Plan by Dave Anderson dated 5 November 2025
Highways Technical Note by 'Mode Transport Planning' dated 5 February 2026
Drainage Strategy by PWA Group Consulting Engineers
Surface Water Calculations by PWA Group Consulting Engineers ref: 25039-PWA-00-XX-CA-3000
Run-off Analysis by PWA Group Consulting Engineers ref: 25039-PWA-00-XX-CA-C-2000

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

3. Prior to their use in the development details of the following shall be submitted to and agreed in writing by the Local Planning Authority:

"Samples of all external walling materials"
"Samples of all external roofing materials"

Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development and finish for the conversion of the barn.

4. Precise specifications of the proposed windows and doors for the barn conversions including sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

The approved windows shall be implemented within the development in strict accordance with the approved details and thereafter retained.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic character of the barn and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

5. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #6 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 by Dave Anderson dated 5 November 2025.

Reason: To ensure the development delivers a net gain on site 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.

6. Prior to commencement of development of the Barn and outbuilding, details of a barn owl nest box to be installed on a mature tree on land within the applicant's control shall have been submitted to, and approved in writing, by the Local Planning Authority. The submitted details shall include the location and type of box to be installed and shall accord with the guidance given in the report by Dave Anderson dated 19 October 2025 and shall thereafter be installed 30 days prior to commencement of development and implemented in strict accordance with the approved details and thereafter retained.

Reason: In order to protect the barn owl from any damaging activities and mitigate the impact of development and ensure that there are no adverse effects on the favourable status of a barn owls from the proposed development.

7. 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.

8. Notwithstanding the details shown upon the approved plans, the proposed rooflights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the barn, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

9. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number J32-9380-PS-001 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.

10. No building shall be occupied until visibility splays 2.4 metres back from the centre line of the access and extending 27.5m Eastbound and 30.4m Westbound on the nearside carriageway edge have been provided at the access, as shown on the approved plans. 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.

11. Prior to the first use of the access for vehicular purposes, any gateposts erected at the access shall be positioned 10m behind the nearside edge of the highway. The gates shall open away from the highway.

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.

12. Prior to the first use of the access for vehicular purposes, 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 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.

13. No building hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with the approved permeable paving and the car parking spaces and manoeuvring areas 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.

14. Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority. 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.

15. The detached building hereby approved shall only be used for purposes incidental to the enjoyment of the existing dwelling and shall not be used as ancillary accommodation or by way of sale or sub-letting to form separate residential or commercial accommodation.

Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

16. Notwithstanding the submitted plans, a landscaping plan for the units within the barn shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling within the Barn hereby permitted, which shall include details of all hard and soft landscaping and boundary treatments.

Any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased within 5 years of planting shall be replaced by a species of similar size to the original in the next planting season.

Reason: To ensure the proposal is satisfactory landscaped.

17. The development shall be implemented in strict accordance with the recommendations set out in the Method Statement and Reasonable Avoidance Measures/Precautionary Measures in the report by Dave Anderson dated 19 October 2025.

Reason: In order to protect protected species from any damaging activities and mitigate the impact of development and ensure that there are no adverse effects on the favourable status of protected species from the proposed development.

18. Prior to first occupation of any dwelling hereby approved, details of the external lighting to be installed within the curtilages of these new dwellings shall have been submitted to and approved in writing by the Local Planning Authority and thereafter installed in strict accordance with the approved details and thereafter retained.

Reason: In order to ensure that favourable conservation status for the bats and birds and mitigate the potential impact of the proposed development.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order) any works for the extension or alterations to the dwelling (including associated buildings) hereby approved or for the erection of any new buildings as defined within Schedule 2, Part 1, Classes A, B, C, D, E, F and G and Part 2 Class A and B shall not be carried out without express planning permission from the Local Planning Authority.

Reason: In order that the Local Planning Authority may retain effective control over the development of the Barns to be converted.

20. Notwithstanding the submitted plans details of the proposed curtilage for the proposed residential dwelling, together with the exact position, height, and appearance of all boundary treatments, hedges and fencing to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling within the Barn. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure an acceptable form of development for the proposed barn conversion and define the curtilage in an appropriate manner.

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 consent requires the construction, improvement or alteration of an access to the public highway. Under an appropriate legal agreement under the Highways Act 1980 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 information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
 - 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 e-mailing lhsstreetworks@lancashire.gov.uk
 - All references to public highway include footway, carriageway, and verge.
 - The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
6. 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.