

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: 3/2025/0930

DECISION DATE: 24 April 2026

DATE RECEIVED: 11/12/2025

APPLICANT:

Mr S and Mr A Forshaw
Bolton Fold Farm
Alston Lane
Longridge
Preston
PR3 3BN

AGENT:

Mr Allan Lloyd-Haydock
ALH Design Services
Barley Cottage
Longridge
Preston
PR3 3NB

DEVELOPMENT PROPOSED: Proposed erection of 2 no. self-build agricultural workers dwellings with access and parking.

AT: Bolton Fold Farm Alston Lane Longridge PR3 3BN

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:

Plans

- Location Plan drawing ref: LP 001 Rev A
- Amended Proposed Site Plan drawing ref: PSP 001 Rev E (received 12 February 2026)
- Amended Proposed Landscaping Plan drawing ref: LSS 001 Rev D (received 12 February 2026)
- Amended Proposed Elevations drawing ref: PRO 001 Rev D (received 12 February 2026)
- Amended Proposed Elevations drawing ref: PRO 002 Rev D (received 12 February 2026)
- Amended Visibility Splays drawing ref: 648-25-1C (received 9 April 2026)
- Amended Road Marking Proposal at Private Road with Alston Lane drawing ref: 648-25-2A (received 9 April 2026)

Documents

- Amended Drainage Strategy dated June 2024 received 26 March 2026
- Preliminary Ecological Appraisal dated January 2024
- Phase I Geoenvironmental Site Assessment reference 16-817-R1-1
- eDNA surveys for Great Crested Newts dated 7 June 2024

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces (including any new doors and windows) 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 occupation of the dwelling(s) hereby approved shall be limited to a person solely or mainly employed or last employed in the locality in agriculture or forestry or a widow/widower of such a person and to any resident dependents of such persons.

Reason: For the avoidance of doubt as permission has been granted for the dwelling(s) on the basis of its occupation by an essential rural worker in a location where a dwelling for general occupation would not normally be permitted.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken until details of ecology mitigation, including a specification and location of 1 no. bat and 1 no. bird box to be attached to each dwellinghouses has been submitted to and approved in writing by the Council.

Reason: In the interests of biodiversity enhancement

6. 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 full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) 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: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality.

7. Prior to the commencement of development, including any works of demolition or site clearance, a Construction Management Plan (CMP) or Construction Method Statement (CMS) shall be 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. Prior to the commencement of any works, including any works of demolition or site clearance, 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.

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: In order to ensure that the development does not result in any potential impact on occupiers of the dwelling(s).

9. Notwithstanding the submitted details, prior to their installation details of the proposed roof mounted Photovoltaic Panels (including section details) shall 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: 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.

10. The landscaping proposals hereby approved (Drawing ref: LSS 001 REV D) 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.

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.

11. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

12. Prior to first occupation of the dwelling(s) hereby approved, the visibility splays shall be provided in line with approved drawing number 648-25-1C, titled Visibility Splays (received 9 April 2026). 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.

13. Prior to first occupation of the dwelling(s) hereby approved, the car parking area shall be surfaced/paved in accordance with a scheme to be approved by the Local Planning Authority 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. No development hereby permitted shall brought into use until the sustainable drainage scheme for the site has been completed in accordance with the drainage scheme as identified in the amended 'Drainage Strategy' dated June 2024 received 26 March 2026.

Reason: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

16. 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 dwelling(s) 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 curtilage 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.

17. 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 reenacting that Order, no renewable energy sources (other than the roof mounted photovoltaic panels hereby approved) shall be attached to the dwelling(s), 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.

18. The residential curtilages hereby approved shall solely relate to the area within the confines of the red edge as indicated on Location Plan Drawing ref: LP 001 REV A. No extension of the residential curtilage shall be undertaken without express planning permission being granted by the Local Planning Authority.

Prior to first use of the dwelling(s) hereby approved, details regarding the alignment, height, and appearance of any new boundary treatments, fencing, walling, retaining wall structures and gates required to enclose the identified residential curtilage shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To define the scope of the consent hereby approved, to protect against encroachment of residential curtilage.

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19. No external lighting shall be installed on any structure hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 and DMG2 of the Ribble Valley Core Strategy.

20. All first floor side elevation windows of the dwelling(s) hereby approved as shown on drawing ref: PRO 001 REV D and PRO 002 REV D shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The windows shall remain in that manner in perpetuity at all times.

Reason: To protect nearby/neighbouring and future residential amenity.

21. 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: 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.

22. Site preparation and construction phase times of operation: 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. All works will be undertaken in accordance with BS5228:2009.

Reason: To protect the amenity of nearby residential properties.

23. The development shall be implemented in strict accordance with the recommendations/enhancements outlined in Section 6 of the Preliminary Ecological Appraisal dated January 2024 and the Mitigation Recommendations outlined in the eDNA surveys for Great Crested Newts dated 7 June 2024.

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.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

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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 Decision Notice should be read in conjunction with the Unilateral Agreement dated 28th September 2025.

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

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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.