

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: 3/2025/0938

DECISION DATE: 22 May 2026

DATE RECEIVED: 07/04/2026

APPLICANT:

Mr Eric Dowson
Mrs Dowson's Farm Park
Hawkshaw Farm
Longsight Road
Clayton le Dale
Blackburn
BB2 7JA

AGENT:

Mrs Mary Miller
Rural Futures (North West) Ltd
20 St Marys Road
Great Eccleston
Preston
PR3 0ZJ
LA5 9PG

DEVELOPMENT PROPOSED: Variation of Condition 4 (visitor management plan/noise attenuation for Scare Kingdom) of planning permission 3/2017/0323 to allow use of acoustic fence and tree planting instead of temporary wall of straw bales.

AT: Hawkshaw Farm Longsight Road Clayton le Dale BB2 7JA

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 retrospective permission relates to the use of the agricultural storage building and the retention of a storage container as shown on the plans Location Map 2 (scale 1:2500) and Site Plan (dwg ref. HF/SP).

Reason: For the avoidance of doubt and to define the development for which retrospective permission is hereby granted.

2. The Scare Kingdom attraction for which temporary permission is hereby granted shall be operated for a maximum of 41 days in any calendar year.

The first entry to the attraction shall be no sooner than 6pm. The last entry and the latest departure times shall be as follows:

- Weekdays - last entry 9.30pm, latest departure 11pm.
- Weekdays during Halloween week - last entry 10.30pm, latest departure 12 midnight.
- Fridays and Saturdays - last entry 10.30pm, latest departure 12 midnight.
- Fridays and Saturdays on the weekend closest to Halloween - last entry 11.30pm, latest departure 1am.
- All Sundays - last entry 9.30pm, latest departure 11pm.

The applicants shall keep a written record of all days upon which the attraction is open, and this shall be made available for inspection by the Local Planning Authority upon request.

Reason: To comply with the terms of the application and in the interest of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

3. Should the Local Planning Authority consider at any time that the operation of the Scare Kingdom events inside the buildings are resulting in an undue noise nuisance to nearby residents, then a scheme of acoustic insulation within the buildings, and a timescale for its implementation, shall be agreed between the applicant and the Local Planning Authority.

Reason: In the interest of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. Unless otherwise agreed in writing with the Local Planning Authority, the site shall be operated in strict accordance with the details contained within the following:

Visitor Management Plan submitted with application 3/2017/0323;
Variation of Condition Number 4 Statement (received 18th May 2026);
Proposed Fence Elevation (scale 1:200); and
Proposed Fence Elevations (scale 1:50).

Reason: To ensure the satisfactory management of the site in the interests of general amenity of the area and to faceguard where appropriate neighbouring residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. No external lighting shall be installed at the site without the prior written permission of the Local Planning Authority,

Reason: In the interest of the amenities of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

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.

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.

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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.