



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2025/0946
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 24 March 2026

Location: Parsonage Farm Barn Church Street Ribchester PR3 3YE

Proposal: Approval of details reserved by conditions, 3 (external surface materials); 7 (site investigation survey); 8 (foul and surface water); 11 (electric vehicle charging points); 12 (materials); 13 (artificial lighting); 14 (Velux roof lights); 15 (doors and windows); 16 (section details); and 18 (Construction Management Plan (CMP) on planning permission 3/2024/0764.

Condition 3 (Details of External Surface Materials) is a compliance condition and does not require the submission and approval of any further detail.

Condition 7 (Site Investigation Survey) can be fully discharged in so far as the submitted Phase 2 Intrusive Site Investigation Report is acceptable and this demonstrates that no further investigation or remediation is required.

Condition 8 (Foul & Surface Water Drainage) can be partially discharged in so far as details of the Foul and Surface Water Drainage shown on the Layout and Strategy Plan CFC 25055 001 Rev B is acceptable. In order to fully satisfy the condition, the drainage shall be carried out in strict accordance with the approved details.

Condition 11 (Electric Vehicle Charging Points) is a compliance condition and does not require the submission and approval of any further detail.

Condition 12 (Materials) can be partially discharged in so far as the following details are acceptable (these relate to the information and photos submitted with the application dated Oct 25 and further information contained within emails dated 25/02/26 and 02/03/26):

- Through colour render inc. texture and colour – KRender Thin Coat colour Ash White
- Lime render – none.
- Brickwork – for repairs will be Vandersanden old farmhouse.
- Gutters and rainwater pipes – ARP Product Data sheet Alstream seamless 5/6" gutter finish Aluminium black (RAL 8022) with round cast iron effect rainwater pipes textured Black
- Corrugated sheet roofing inc. colour – Black to match fascias.
- Metal fascias inc. colour – ARP Product Data sheet Trueline finish Aluminium black (RAL 8022)
- Timber screens inc. finish – Tongue and Groove style finish Farrow and Ball French Grey (RAL 7032)
- Timber doors – Farrow and Ball French Grey (RAL 7032)
- Stone heads and cills – cut stone heads and tolled and weathered cills.
- Timber beam *if required to be replaced – New Oak Beam weathered to match existing beam.

In order to fully satisfy the condition, the construction shall be carried out in strict accordance with the approved details.

Condition 13 (Artificial Lighting) can be partially discharged in so far as the submitted details as shown on Drawing No. 0779/93 45B dated Oct 25 and the data sheet WAD12ABK received 17/03/26 are acceptable. In order to fully satisfy the condition in full, the construction shall be carried out in strict accordance with the approved details.

Condition 14 (Velux Rooflights) can be partially discharged in so far as the submitted details of the Conservation Type Rooflights are acceptable, namely 550mm x 978mm Velux GCL CC04 Heritage Conservation Roof Window (details and spec on the email dated 2nd March 26). In order to fully satisfy the condition, the construction shall be carried out in strict accordance with the approved details.

Condition 15 (Doors and Windows) can be partially discharged in so far as the details of the colour and finish, namely Farrow and Ball – French Grey (RAL 7032), are acceptable. In order to fully satisfy the condition, the construction shall be carried out in strict accordance with the approved details.

Condition 16 (Sections) can be partially discharged in so far as the details on Drawing No. 0779/93-50, 51 and 52 dated Oct 25 are acceptable. In order to fully satisfy the condition, the construction shall be carried out in strict accordance with the approved details.

Condition 18 (Construction Management Plan) can be partially discharged in so far as the Construction Management Plan Jan 2025 AW.PF-CMP and Drawing No. 0779/93-75 dated Oct

APPLICATION NO. 3/2025/0946

DECISION DATE: 16 March 2026

25 are acceptable. In order to fully satisfy the condition, the construction shall be carried out in strict accordance with the approved details.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Applicant:

Mr Andy Wilkinson
14 Chesterbrook
Ribchester
Lancashire
PR3 3XT

Agent:

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