

# RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## Class Q (Agricultural Buildings to Class C3 Dwellinghouses) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015

**APPLICATION NO:** 3/2024/0764

**DECISION DATE:** 09 January 2025

**DATE RECEIVED:** 12/09/2024

**APPLICANT:**

Lower Alston Farm  
Church Street  
Ribchester  
PR3 3XS

**AGENT:**

Mrs J Douglas  
Judith Douglas Town Planning Ltd  
8 Southfield Drive  
West Bradford  
Clitheroe  
BB7 4TU

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**PARTICULARS OF DEVELOPMENT:** Prior approval under Class Q (a) and (b) for the proposed conversion of agricultural barn to one dwelling involving demolition of the attached portal frame building.

**AT:** Parsonage Farm Church Street Ribchester PR3 3YE

**Ribble Valley Borough Council** hereby give notice the prior approval of the authority is GIVEN for the development permitted by the above Order and as described above subject to the following conditions:

01      The development hereby permitted shall be completed within 3 years from the date of this approval.

Reason: To conform with Class Q of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015.

02      The development shall be carried out in accordance with the plans submitted with the prior approval application which are as follows:-

1:1250 Location Plan A100  
1:100 Demolition Plan A130 Rev A  
1:100 Proposed Plans, Elevations and Section A140 Rev A  
1:200 Proposed Site Plan A110

Reason: To clarify the approved development and ensure compliance with Class Q of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015

03      The materials to be used on the external surfaces of the development as indicated on Proposed Plans, Elevations & Sections A140 revision A and shall thereafter be implemented as such.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

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- 04 Prior to the first occupation of the dwelling hereby permitted details of the boundary treatment to the residential curtilage shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected or planted prior to first occupation of the dwelling and retained thereafter.
- Reason: In order to ensure a satisfactory form of development and define the curtilage in an appropriate manner.
- 05 Prior to the first occupation of the dwelling hereby permitted the adjoining agricultural buildings shall be removed as shown on the Existing and Proposed Site Plans A110.
- Reason: In order to improve the immediate setting of the proposed conversion and provide an appropriate curtilage for the property.
- 06 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 erection, extension or alterations as defined in Schedule 2 Part 1 Class A, B, C, D, E, F, G and H and Part 2 Class A and B shall not be carried out without the formal consent of the Local Planning Authority.
- Reason: In order that the Local Planning Authority may retain effective control over the development.
- 07 No development approved by this permission shall be commenced until
- a) A desk study report has been undertaken which assesses the risk of the potential for on site contamination and ground gases. If the desk study identifies potential contamination and ground gases, 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 risk to receptors as defined under the Environmental Protection Act 1990, Part 2a, focusing primarily on risk to human health and controlled waters. The investigation shall also address implications of the health and safety of site workers on nearby occupied buildings and structures, on services and landscaping schemes and to the wider environmental receptors including ecological systems and property.
- The sampling and analytical strategy shall be approved in writing by the Local Planning Authority prior to the start of the site investigation survey.
- b) A remediation statement detailing the recommendations in remedial measures to be implemented within the site. Such remedial works shall be implemented by the developer prior to the occupation of the site.
- c) On completion of the remedial works the developer shall submit written confirmation in the form of a site completion report to the Local Planning Authority that all works were completed in accordance with the agreed remediation statement.
- Reason: In order to ensure that the development does not result in any potential impact on occupiers of the dwelling.

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- 08 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage to the development.

- 09 Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive].

Any removal of vegetation within 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 and protect the bird population from damaging activities and reduce or remove the impact of development.

- 10 The proposed mitigation set out in the Interpretation of Results of the updated Bat Survey Report and Method Statement dated 23rd August, 2024 shall be undertaken in strict accordance prior to the first occupation of the dwelling in respect of the bats and the barn owls present on the site.

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

- 11 Provision of electric vehicle charging points within the boundary of the site shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

- 12 Notwithstanding the submitted plans, details/specifications of the following shall be submitted to and agreed in writing with the Local Planning Authority prior to their installation:

- Through coloured render including texture and colour;
- Lime Render;
- Brickwork;
- Gutters and rainwater pipes;
- Corrugated sheet roofing including colour;
- Metal fascias including colour;
- Timber screens including finish;
- Timber doors;
- Stone heads and cills; and
- Timber Beam to southern entrance if replaced.

The development shall be implemented in strict accordance with the approved details and thereafter retained as such in perpetuity

Any replacement roof slates shall match the existing barn roof in terms of size, colour, texture and shall, be laid in the same pattern as the existing.

Reason: In order to ensure a satisfactory form of development in this rural setting.

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- 13 No part of the development hereby granted consent shall be commenced until details of all artificial lighting has been submitted, the details of which shall include the location, intensity of lighting, type of application and direction.
- The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species/species of conservation concern identified and/or other named species.
- The development shall be implemented in strict accordance with the approved details.
- Reason: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern.
- 14 Notwithstanding the details shown upon the approved plans, the two proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.
- The development shall be implemented in strict accordance with the approved details.
- Reason: To ensure a satisfactory form of development.
- 15 All doors and windows indicated on the submitted/approved plans shall be in timber and painted, not stained, in a colour to be submitted to and agreed in writing by the Local Planning Authority prior to their installation.
- The development shall be implemented in strict accordance with the approved details and thereafter retained as such in perpetuity.
- Reason: In order to ensure a satisfactory form of development in this rural setting.
- 16 Prior to the commencement of the development, section details at a scale of not less than 1:20 of each elevation including details of eaves, window/door reveals and surrounds, and window/door framing/glazing systems shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.
- Reason: In order to ensure a satisfactory form of development in this rural setting.

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18 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).
- 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 because of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- 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.

19 The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the approved plans. Thereafter the onsite parking provision shall be so maintained in perpetuity.

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

20 Appropriate secure cycle storage for a minimum of three bicycles shall be provided within the development.

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

*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.

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☐ 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/planning-inspectorate>. 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.