



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2025/0974
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Email: planning@ribblevalley.gov.uk
Date: 24 February 2026

Location: Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Proposal: Approval of details reserved by conditions 3 (external materials), 4 (window and door specifications), 5 (rooflights and roof glazing features), 7 (building recording and analysis), 8 (construction management plan/method statement), 9 (landscaping) of planning permission 3/2025/0507.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0507.

The details submitted pursuant to Condition 3 (materials) as follows are considered to be acceptable:

- Materials Conditions Statement
- Sample Panel of Pointing photograph (received 17 February 2026)
- Sample Pointing Details email (received 17 February 2026)
- Details outlined on drawing ref: dis.20 Rev A

As such, **Condition 3 is partially discharged** insofar that the development is required to be implemented in strict accordance with the approved details.

The details submitted pursuant to Condition 4 (windows and door details) as follows are considered to be acceptable:

- Materials Conditions Statement
- Details outlined on drawing ref: dis.20 Rev A

As such, **Condition 4 is partially discharged** insofar that the development is required to be implemented in strict accordance with the approved details.

The details submitted pursuant to Condition 5 (rooflights) as follows are considered to be acceptable:

- Rooflight Sample photo received 3 February 2026
- Rooflight details outlined on drawing ref: dis.20 Rev A

As such, **Condition 5 is partially discharged** insofar that the development is required to be implemented in strict accordance with the approved details.

The details submitted pursuant to Condition 7 (building recording) as follows are considered to be acceptable:

- Archaeological Building Recording Cover Sheet and Project Design

The Historic Environment Team at Lancashire County Council are satisfied that the condition can be partially discharged to enable work to take place. This condition cannot be fully discharged until the report on the building recording is submitted to the Local Planning Authority for approval. In addition, prior to any building works taking place and a method statement shall also be submitted to and approved by the Local Planning Authority alongside the historic building record, identifying all features of interest and how these will be incorporated into the scheme.

As such, **Condition 7 is partially discharged**.

The details submitted pursuant to Condition 8 (construction management plan) as follows are considered to be acceptable:

- Construction Management Plan by Stanton Andrews Architects

As such, **Condition 8 is partially discharged** insofar that the approved Construction Management Plan shall be adhered to throughout the construction period for the development.

The details submitted pursuant to Condition 9 (landscaping) as follows are considered to be acceptable:

- Proposed Landscaping Plan (drawing ref: dis.21 Rev A)

As such, **Condition 9 is partially discharged** insofar that the development is required to be implemented in strict accordance with the approved details and implemented in the first planting season following first occupation of the development.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

APPLICATION NO. 3/2025/0974

DECISION DATE: 24 February 2026

Applicant:

Mr Heys
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Agent:

Stanton Andrews Architects
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