

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: 3/2025/0981

DECISION DATE: 07/04/2026

DATE RECEIVED: 06/01/2026

APPLICANT:

Mark Dewhurst
Dewhurst Homes Holding Company Ltd
52a Bolton Street
Ramsbottom
Bury
Lancashire
BLO 9HX

AGENT:

Mrs Katie Delaney
Maybern Planning and Development Ltd
52a Bolton Street
Ramsbottom
Bury
Lancashire
BLO 9HX

DEVELOPMENT PROPOSED: Conversion of a Former Public House to provide 3.no Dwellings to include the creation of new access points, landscaping, demolition of single storey rear extensions and erection of new single storey rear extension and window/door alterations and additions.

AT: Former White Bull Hotel 257 Preston Road Longridge PR3 3BJ

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:

- Amended Location Plan drawing ref: 7074-L01A (received 4 February 2026)
- Amended Proposed Site Plan and Landscaping Plan drawing ref: 7074-S02E (received 5 March 2026)
- Amended Proposed Elevations drawing ref: 7074-P02B (received 5 March 2026)
- Amended Proposed Floor Plans drawing ref: 7074-P01B (received 5 March 2026)
- Existing and Proposed Habitat Plan drawing ref: 7074-P06
- Visibility Splays Plan drawing ref: 7074-P05

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 of the development hereby approved shall be 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 and to preserve the non-designated heritage asset.

4. Precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism, colour and surface finish shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

The approved windows shall be implemented within the development in strict accordance with the approved details and thereafter retained.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the non-designated heritage asset and the character and appearance surrounding area.

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; it is agreed that infiltration is discounted by the investigations);
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (June 2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and in the interest of highway safety.

6. The landscaping proposals hereby approved (Drawing: 7074-S02E) shall be implemented in the first planting season following first 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.

7. Prior to the commencement of development, 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:
- o 24 Hour emergency contact number.
 - o Details of the parking of vehicles of site operatives and visitors.
 - o Details of loading and unloading of plant and materials.
 - o Arrangements for turning of vehicles within the site.
 - o Measures to protect vulnerable road users (pedestrians and cyclists).
 - o Wheel washing facilities.
 - o Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
 - o Measures to control the emission of dust and dirt during construction.
 - o Construction vehicle routing.
 - o 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. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement, together with a timeframe for implementation, has been submitted to, and approved by, the Local Planning Authority as part of a section 278 agreement. This includes but is not limited to:
- o 2m footway provisions fronting the site on Preston Road
 - o A new pedestrian crossing on Preston Road
 - o Relocation and upgrade to the bus stops on Preston Road
 - o Reinstatement of redundant access
 - o New vehicular drop crossings for all dwellings

The development shall be carried out in accordance with the approved details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

9. No dwelling hereby permitted shall be first occupied until such time as the access arrangements shown on drawing number 7074 S02E have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.

10. Prior to first occupation of the dwelling(s) hereby permitted, the car parking area shall be surfaced or paved in accordance with a scheme to be submitted to and approved in writing 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.

11. Prior to first occupation of the dwelling(s) hereby permitted, the vehicle access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

12. Prior to the first occupation of the dwelling(s) hereby permitted, the cycle parking provision shown on the approved plans shall be fully implemented. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

13. 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 dwellings 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 curtilages 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 or the non-designated heritage asset.

14. 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 dwellings hereby approved, or placed within the residential curtilages, 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, the character of the non-designated heritage asset and the amenities of nearby residents.

15. The residential curtilages hereby approved shall solely relate to the area within the confines of the red edge as indicated on Location Plan Drawing No: 7074 L01A. No extension of the residential curtilage shall be undertaken without express planning permission being granted by the Local Planning Authority.

Prior to first occupancy of each dwelling 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 curtilages 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 hereby approved.

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

16. The development shall be carried out in accordance with the approved land levels as indicated on the amended proposed site plan and landscaping drawing ref: 7074 S02E (received 5 March 2026).

No other change in land levels shall be undertaken unless precise land level details 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: To ensure the proposed development responds positively to characteristics of the area.

17. 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, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

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

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.

5.	<p>1</p> <ul style="list-style-type: none"> • The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Control Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number. • The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage. • There must be no reversing into or from the live highway at any time ? all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway. • There must be no storage of materials in the public highway at any time. • There must be no standing or waiting of machinery or vehicles in the public highway at any time. • Vehicles must only access the site using a designated vehicular access point. • There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations ? all of which must be managed within the confines of the site. • A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk • All references to public highway include footway, carriageway, and verge. • The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
	<p>2</p> <p>Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.</p> <p>The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.</p> <p>Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt..</p>

<p>Timing of works</p> <p>Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.</p> <p>Transitional roosts - April -September/October</p> <p>Feeding roosts - May - November</p> <p>Maternity roosts - May - August</p> <p>Satelite roosts - May - August</p> <p>Mating roosts - September -November</p> <p>Night roosts - March - November</p> <p>Day roosts - March - November</p> <p>Hibernation roosts - October - March</p> <p>Mating/swarming roosts - August - November</p> <p>In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.</p>

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 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.