

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: 3/2025/1002

DECISION DATE: 17 July 2026

DATE RECEIVED: 04/03/2026

APPLICANT:

Mr Andrew Donelan
Carr Hall
Whalley Road
Wilpshire
BB1 9LJ

AGENT:

Mr Richard Bramley
Bramley Pate and Partners
184-186 Station Road
Bamber Bridge
Preston
PR5 6SE

DEVELOPMENT PROPOSED: Proposed extension of existing hardstanding within existing E/B2/B8 approved site. Including construction of 1.2m high stone retaining wall, weighbridge and associated cabin.

AT: Carr Hall Whalley Road Wilpshire BB1 9LJ

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 hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed 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:

Location Plan (dwg no. L.32.01)
Existing and Proposed Site Plans (dwg no. PL.0.01C)
Proposed Plans and Elevations (dwg no. PL.0.02A)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

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3. The materials to be used on the external surfaces of the development as indicated within the application form and on drawings 'Existing and Proposed Site Plans' (dwg no. PL.0.01C) and 'Proposed Plans and Elevations' (dwg no. PL.0.02A) shall be implemented in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. The weighbridge hereby approved shall only be used between the hours of 07:00 - 18:00 Monday to Saturday and in association with the established Class E, Class B2 and Class B8 uses at Carr Hall.

Reason: In order to protect the amenities of nearby residents.

5. The development hereby permitted shall be carried out in strict accordance with the recommendations detailed within the submitted Preliminary Ecological Appraisal, dated December 2025 and prepared by Evelyn Ecology.

The bird nesting boxes, shall be installed before the development is first brought into use and retained thereafter.

Reason: In the interest of biodiversity and to enhance nesting opportunities for species of conservation concern and reduce the impact of development.

6. Prior to their installation, details of a scheme for any external building or ground mounted lighting/ illumination, shall have been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/ pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/ mitigated. The lighting scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the character and visual amenities of are area, to reduce excessive light spill/ pollution and to mitigate the impacts of the development upon protected species or species of conservation concern.

7. No development shall take place, including any works of demolition or site clearance, until a Construction Environmental Management Plan (CEMP), including details of how pollution prevention will be managed, has been submitted to, and approved in writing by the Local Planning Authority. The approved measures shall be adhered to throughout the construction period for the development.

Reason: In the interest of biodiversity and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

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8. All tree works/ protection shall be carried out in complete accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement, dated November 2025 and prepared by Evelyn Ecology, and BS5837:2012 (Trees in Relation to Demolition, Design and Construction).

Reason: In order to ensure that all retained trees affected by the development are afforded protection from the potential adverse effects of development.

9. No scrub/ hedgerow clearance or tree works/ removal shall commence or be undertaken during the bird breeding season (1st March - 31st August inclusive) unless a nesting bird survey carried out immediately prior to any works, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to and approved in writing by the Local Planning Authority within one month of the survey being undertaken.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, the protect the bird population and species of importance or conservation concern from the potential impacts of the development.

10. Prior to the commencement of development, a Biodiversity Net Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #5 of the Notes Section) and implemented in accordance with the approved details.

The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Net Gain Plan dated December 2025 and prepared by Evelyn Ecology.

Reason: To ensure the development delivers a net gain which satisfies paragraph 14 (2) of Schedule 7A of the Town and County Planning Act 1990, and which is in accordance with the biodiversity information submitted with the planning application.

11. Notwithstanding the submitted details, prior to any above ground works, a landscape/ habitat management and monitoring plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape shall thereafter be managed and maintained in accordance with the approved plan.

Reason: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancements.

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.

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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.
This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
Statutory Biodiversity Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

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.

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- 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.