

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2026/0048

**DECISION DATE:** 01 April 2026

**DATE RECEIVED:** 30/01/2026

**APPLICANT:**

Mr R Mustoe  
c/o agent

**AGENT:**

Mr R Maudsley  
Sunderland and Peacock  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG

**DEVELOPMENT PROPOSED:** Proposed replacement stables.

**AT:** The Barn Old Langho Road Langho BB6 8AW

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 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. 7173-E00 Rev A)  
Proposed Site Plan (dwg no. 7173-P01 Rev A)  
(Amended) Proposed Ground Floor Plan and Elevations (dwg no. 7173-P02 Rev B)

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

3. The materials to be used on the external surfaces of the development shall be implemented in accordance with the Application Form and the amended 'Proposed Ground Floor Plan and Elevations' (dwg no. 7173-P02 Rev B).

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

4. The stable block hereby approved shall only be used for private recreational purposes incidental to the land owned or leased by the occupier of The Barn, Langho Road and shall not be used for any commercial rising, livery, breeding, training purposes or any other purposes/ use that would preclude the stabling of horses.

Reason: To clarify the nature of the consent hereby approved and in the interest of the amenities of the area.

5. The installation of a retaining cavity and swallow cup shall be incorporated into the site during the construction stage of the development and made available for use before the stable block hereby approved is first brought into use and thereafter retained.

Reason: In the interest of biodiversity and to enhance roosting/ nesting opportunities for species of conservation concern and to minimise/ mitigate the potential impacts upon protected species resultant from the development.

6. No development, including any site preparation, demolition, scrub/ hedgerow clearance or tree works/ removal shall commence or be undertaken during the bird nesting 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 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, to protect the bird population and species of importance and conservation concerns from the potential impacts of the development.

#### **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.

*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.