

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: 3/2026/0053

DECISION DATE: 29 April 2026

DATE RECEIVED: 13/02/2026

APPLICANT:

Stanton and Ottewell
Cow Ark Farm
Clitheroe Road
Whitwell
BB7 3DF

AGENT:

Charles Stanton
Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

DEVELOPMENT PROPOSED: Proposed re-roofing and extension to farm building.

AT: Cow Ark Farm, Clitheroe Road, Whitwell, BB7 3DF.

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 1:250 @ A4
- (Amended) Proposed Floor Plan Drawing No: PL2 Revision C (received 23.04.2026)
- Proposed Elevations Drawing No: PL3
- Proposed Roof Plan Drawing No: PL2

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. The materials to be used on the external surfaces of the development shall be implemented as indicated on the following documents and plans:

- Application Form PP-14622485
- Proposed Elevations Drawing No: PL3
- Proposed Roof Plan Drawing No: PL2

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

4. The building hereby approved shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990); in conjunction with the remainder of the holding as identified in the supporting information submitted with the application.

Reason: To define the scope of the permission hereby approved and to ensure that the building is used solely for agricultural purposes connected with the functions associated with the existing holding.

5. Internal and external lighting for the development hereby approved shall be implemented and operated in accordance with the following details:

- (Amended) Proposed Floor Plan Drawing No: PL2 Revision C (received 23.04/2026)
- Lighting Specification (received 23.04.2026)
- Lighting Details (received 23.04.2026)

Reason: In the interests of the visual amenities of the area, to minimise light pollution and to minimise/mitigate the potential impacts upon protected species resultant from the development.

6. The containment and storage of manure including liquid run-off within the application site shall be implemented, managed and maintained in accordance with the approved details, namely 'Drainage Strategy February 2026' and 'Scheme for the containment and storage of manure & liquid run-off' (received 24.04.2026) prior to first use or completion of the development, whichever is the sooner. The development shall be carried out in accordance with the approved details and implemented prior to the first use of the development hereby approved.

Reason: To ensure the satisfactory storage of manure and dirty water and to prevent pollution of the water environment.

7. Surface water drainage within the application site shall be implemented, managed and maintained in accordance with the approved drainage details, namely 'Drainage Strategy February 2026' and 'Surface Water Drainage Calculations' (received 23.04.2026) prior to first use or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons: To ensure that the proposed development can be adequately drained; to ensure that there is no flood risk on or off the site resulting from the proposed development; to ensure water quality is not detrimentally impacted by the development proposal; and to ensure appropriate maintenance mechanisms are put in place for the lifetime 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.