



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2026/0064
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 12 March 2026

Location: Eastham House Barn Clitheroe Road Mitton BB7 9PH
Proposal: Approval of details reserved by conditions 4 (Biodiversity Gain Plan), 5 (Landscape/Habitat Management and Monitoring Plan) and 9 (Bird and Bat Boxes) on planning permission 3/2025/0761.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0761.

Condition 4

The details submitted pursuant to Condition 4 (biodiversity gain plan) of planning permission ref: 3/2025/0761 as follows are considered acceptable:

- Biodiversity Gain Plan dated 27 July 2026

Condition 4 is partially discharged at this stage insofar that the condition requires the development shall be implemented in accordance with the approved details to satisfy the condition in full.

P.T.O

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Condition 5

The details submitted pursuant to Condition 5 (landscape/habitat management and monitoring plan) of planning permission ref: 3/2025/0761 as follows are considered acceptable: -

- Knight Sky Ecology Habitat Management and Monitoring Plan (dated January 2026)

Condition 5 is partially discharged at this stage insofar that the condition requires the landscape to be managed and maintained in accordance with the approved plan.

Condition 9

The details submitted pursuant to Condition 9 (bird and bat boxes) of planning permission ref: 3/2025/0761 as follows are considered acceptable: -

- Drawing ref: 169-02 Rev F

Condition 9 is partially discharged at this stage insofar that the boxes are fully installed prior to first use of the building and shall remain in perpetuity and the development is implemented in strict accordance with the recommendations outlined in Knight Sky Ecology Technical Note dated 8 September 2025.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr and Mrs D Bowen
Eastham House Barn
Clitheroe Road
Mitton
Clitheroe
BB7 9PH

APPLICATION NO. 3/2026/0064

DECISION DATE: 12 March 2026

Agent

Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

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.