

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: 3/2026/0071

DECISION DATE: 13 April 2026

DATE RECEIVED: 05/02/2026

APPLICANT:

Carley Huskisson
Markhor
Eaves Hall Lane
West Bradford
Clitheroe
BB7 3JG

AGENT:

Mr John Willcock
6 Vicarage Close
Clitheroe
BB7 2RN

DEVELOPMENT Proposed erection of new dormer bungalow to replace existing.

PROPOSED:

AT: Markhor, Eaves Hall Lane, West Bradford, BB7 3JG.

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:

- Site Location Plan Job Ref: 7125
- Proposed Site Plan 1:200 Scale and Entrance Gate Details Scheme 3 Drawing No: 7125 - P14 D
- Proposed Site Plan 1:500 Scale Scheme 3 Drawing No: 7125 - P13 B
- Proposed Floor Plans and Elevations Scheme 3 Drawing No: 7125 - P11 H
- Site Sections Scheme 3 Drawing No: 7125 - P16 B
- Proposed Draft Streetscape and photos along Eaves Hall Lane Scheme 3 Drawing No: P12 B

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

3. The existing dwelling highlighted in red as shown on Existing Ground Floor Plan and Elevations Drawing No: 7125 P03 C shall be entirely demolished, the ground levelled and any leftover materials removed from the site prior to first occupation of the new dwelling hereby approved.

Reason: In order to ensure that the scheme is implemented as proposed.

4. The materials to be used on the external elevations of the dwelling hereby approved shall be implemented in accordance with the following details:

- Proposed External Materials Schedule Job Ref: 7125

Reason: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

5. The roof lights as shown on Proposed Site Plan 1:200 Scale and Entrance Gate Details Scheme 3 Drawing No: 7125 - P14 D shall be of the Conservation Type, recessed with a flush fitting, of which the elevational and section details and details of their size shall have been submitted and approved in writing by the Local Planning Authority prior to their installation. The roof lights shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

6. Notwithstanding the submitted details, prior to their installation, details of the proposed roof mounted Photovoltaic Panels, including section and size details, shall 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: In order to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

7. The first-floor window in the North-western elevation (Bathroom) of the dwelling hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale). The window shall remain in that manner in perpetuity at all times.

Reason: To protect nearby / neighbouring and future residential amenity.

8. 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 dwelling 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 curtilage 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

9. 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 re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, 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 and the amenities of nearby residents.

10. No external lighting shall be installed on the dwelling hereby approved, or elsewhere within the site, until details of a scheme for any external building or ground mounted lighting / illumination 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.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

11. The development shall be carried out in accordance with the approved land levels indicated on the following drawings:

- Proposed Site Plan 1:200 Scale and Entrance Gate Details Scheme 3 Drawing No: 7125 - P14 D
- Site Sections Scheme 3 Drawing No: 7125 - P16 B
- Proposed Draft Streetscape and photos along Eaves Hall Lane Scheme 3 Drawing No: P12 B

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 and to ensure the Local planning Authority can make an accurate assessment of potential impacts upon existing nearby residential amenity.

12. Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, within three months of development commencing a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs.

The duly approved landscaping scheme shall be carried out within 12 months of the dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of visual amenity.

13. All tree works / tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment dated 19 August 2025. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

Reason: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

14. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended on page 6 (Recommendations) of the submitted Ecological Appraisal titled "Bat Survey Report" dated August 2025 and carried out by Etive Ecology. This includes the following:-

- Works to take place between April and September to avoid disturbing any potential hibernation roosts
- Before any works commence on site, 2 x Schwegler 2FN bat boxes shall be installed on existing trees in the rear garden (to offer temporary roosting habitat during the construction period)
- Before demolition, a pre-commencement bat survey / inspection by a licensed bat worker shall be carried out to confirm the absence of bats, with any bats encountered being relocated into the bat boxes
- The new dwelling hereby approved shall be provided with a bat loft and access slot in the north facing gable, as per the construction details set out in the report.

In the event that any protected species are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

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

15. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the recommendations detailed on pages 10 - 12 (Discussion) of the submitted Ecological Appraisal titled "Preliminary Ecological Appraisal Report" dated January 2026 and carried out by Etive Ecology. This includes the following:-

- All site clearance shall take place outside of the nesting season (March to August inclusive) unless a pre-commencement search for active nests has been undertaken by a suitably qualified ecologist confirming the absence of active nests
- 2 x Schwegler nest boxes shall be installed on retained trees in the rear garden
- Reasonable avoidance measures shall be implemented during site clearance and construction to minimise potential impacts on wildlife including hedgehogs

In the event that any protected species are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure the protection of species/habitat and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

16. Notwithstanding the submitted details, the approved construction of the replacement bungalow (including demolition of the existing dwelling) shall not be undertaken on site until a protected species mitigation licence – or written confirmation from Natural England that this licence is not required – has been submitted to and agreed in writing by the local planning authority. The actions, methods and timings, including in the mitigation measures identified and the conditions of the Natural England licence shall be fully implemented and adhered to throughout the lifetime of the development.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

17. Prior to the commencement of development, a Biodiversity 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 Assessment titled " Biodiversity Net Gain Assessment - Markor, Eaves Hall Lane, West Bradford" dated 27.01.26 and carried out by Etive Ecology.

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

18. Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

19. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on Proposed Site Plan 1:200 Scale and Entrance Gate Details Scheme 3 Drawing No: 7125 - P14 D have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

20. No development shall take place, 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:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- 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.

21. 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.

22. No building or use hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved 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.

23. All gates must be set back a minimum of 5m outside the adopted highway and the gates to have physical restraints to prevent them from opening towards the adopted highway.

Reason: to ensure the adopted highway is not obstructed or becomes hazardous to other road users, in the interests of highway safety.

APPLICATION NO. 3/2026/0071

DECISION DATE: 13 April 2026

24. Prior to first occupation, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved 4 in tarmacadam, concrete, block paviments, or other hard material to be approved 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.

25. No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage and principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval should include, as a minimum:

- Details of whether the site is greenfield or previously developed in terms of drainage
- Assessment of the hierarchy of drainage options
- Details of the contributing area
- Restricted discharge rate
- On-site surface water storage
- Allowances for climate change and urban creep
- Above ground, multifunctional SuDS components
- Arrangements for management and maintenance

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

26. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment.

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. 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.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

6. Having regard to the construction phase of the development hereby approved, 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 does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

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.

APPLICATION NO. 3/2026/0071

DECISION DATE: 13 April 2026

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.