

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: 3/2026/0091

DECISION DATE: 17 April 2026

DATE RECEIVED: 17/02/2026

APPLICANT:

Mr Matthew Donnelly
Bowland Fitness Ltd
15 Townend
Slaidburn
BB7 3EP

AGENT:

Mrs Erica Wright
Erica Wright Architecture Ltd
Osterley
High Biggins
Kirkby Lonsdale
LA6 2NP

DEVELOPMENT PROPOSED: Variation of condition 7 (Opening hours) to 6am - 6pm on weekdays, 8am - 5pm on Saturdays and 10am to 4pm on Sundays on permission 3/2023/0817 for demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop.

AT: Unit 1, Root Farm Workshops, Root Farm, Newton Road, Newton, BB7 3AW.

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. 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:
 - OS Location Plan Drawing No: 07 September 2021
 - (Amended) Proposed Site Layout & Block Plan Drawing No: 04 REV D 04.12.2023
 - (Amended) Proposed Plans Drawing No: 05 REV C 04.12.2023
 - (Amended) Proposed Elevations & Sections Drawing No: 06 REV C 04.12.2023

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.

2. The materials to be used on the external elevations of the development hereby approved shall be implemented in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0805):

Stables (L-shaped building)

- Burlington roof slate sample (received 07.11.2024)
- Red Bank Clayware, Chimney & Roofing: P. 31 - List No. 285 Slate Bodymix (received 05.11.2024)
- Photo 1 Stone Sample Panel
- Lime Mortar Detail (received 05.11.2024)
- Photo 2 Larch Boarding
- Photo 3 Original Steel Section
- Britania Cast Iron Rainwater Systems: P. 3 & 27 - Plain half round cast iron gutters fixed on rise and fall brackets with corresponding round down pipes (received 05.11.2024)
- (Amended) Proposed Window Schedule Stables - L Shaped Building Drawing No: S 08 REV D (received 14.11.2024)
- RAL 7016 Anthracite Grey
- Photo 4 external face of window
- Photo 5 internal face of window
- Door section details (received 13.11.2024)
- Cut stone sample (received 31.10.2024)

Industrial Units

- Euroclad Systems Elite Roof and Wall Systems: P. 6 - Elite 2 Range r 5F 0.7mm steel Colorcoat HPS200 Ultra
- ColorcoatHPS200 Ultra: P.8 - Merlin Grey (RAL 180 40 05)
- Roof: Sample Roof Materials (received 13.10.2024)
- Photo 1 Stone Sample Panel
- Lime Mortar Detail (received 05.11.2024)
- Photo 2 Larch Boarding
- Gutters and Rainwater Pipes: Sample Roof Materials (received 13.10.2024)
- Industrial Units Proposed Elevations 1 of 2 Drawing No: IU 05 D
- (Amended) Industrial Units Proposed Elevations 2 of 2 Drawing No: IU 06 REV E (received 07.11.2024)
- RAL 7016 Anthracite Grey
- Ascot Sectional Overhead Doors ISO 40mm with solid horizontal slats
- RAL 7032 Pebble Grey (Ascot Sectional Overhead Doors)
- Polycarbonate sheet rooflight detail (received 13.11.2024)
- Cut stone sample (received 31.10.2024)

Central Barn and Dairy

- Existing slate roof tile sample 1 (received 07.11.2024)
- Existing slate roof tile sample 2 (received 07.11.2024)
- Lime Mortar Detail (received 05.11.2024)

- Britania Cast Iron Rainwater Systems: P. 3 & 27 - Plain half round cast iron gutters fixed on rise and fall brackets with corresponding round down pipes (received 05.11.2024)
- Proposed Window Schedule Central Barn Drawing No: CB06 C
- Proposed Window Schedule Dairy Drawing No: D06 C
- RAL 7016 Anthracite Grey
- Photo 4 external face of window
- Photo 5 internal face of window
- Cover Letter: Clement Conservation roof light
- Door section details (received 13.11.2024)
- Cut stone sample (received 31.10.2024)
- Typical Section To External Stairs To Dairy Building Drawing No: D 08 C
- D44 colour detail RAL 5008 Grey Blue (received 07.11.2024)

Landscaping - Hard surface Materials

- Existing stone flag sample 1 (received 07.11.2024)
- Existing stone flag sample 2 (received 07.11.2024)
- Stone setts sample 1 (received 07.11.2024)
- Stone setts sample 2 (received 07.11.2024)
- Stone setts sample 3 (received 07.11.2024)
- Stone setts sample 4 (received 07.11.2024)
- Existing cobbles sample 1 (received 07.11.2024)
- Existing cobbles sample 2 (received 07.11.2024)
- Photo 6 original columns
- Photo 7 column detail
- Fencing: Photo 2 Larch Boarding
- Gate Images

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.

3. The installation of photovoltaic panels to the 'L' Shaped building to be converted into studio / workshops shall be carried out in accordance with the following details (submitted and approved under discharge of condition application 3/2023/0586):

- Supporting Letter ref KL2887/SA/AM/EW
- Proposed Site Plan KL2887 WD01 A
- CSI Solar Ltd Specification Details
- GSE In-Roof System Details Sheet

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.

4. All of the new business units created at Root Farm shall be first marketed for use by individuals, businesses or organisations based with the Parish, adjoining Parishes or wider Forest of Bowland National Landscape for a minimum of three months. After that time and for a subsequent three-month period the business units shall be marketed for occupation by anyone based within a local authority area that adjoins the Forest of Bowland National Landscape and thereafter to any geographical area. The same marketing strategy shall apply to any unit that is then relet. There shall be no diversion from this marketing strategy unless otherwise agreed in writing with the local planning authority. Information on marketing and occupancy shall be provided to the local planning authority upon request.

Reason: In the interest of safeguarding local economy and sustainable travel measures.

5. All landscaping within the application site shall be implemented in accordance with the following details (submitted and approved under discharge of condition application 3/2023/0586):

- Plan 10052023a

All trees and hedgerows identified to be retained within influencing distance of the development will be adequately protected during construction, in accordance with BS5837; 2012 'Trees in relation to design, demolition and construction' equivalent unless otherwise agreed.

The agreed protection measures shall be put in place and maintained during the construction period of the development. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure the proposal is satisfactorily landscaped and appropriate to the locality.

6. The use of the premises in accordance with this permission shall be restricted to the hours between 0730 to 1800 on weekdays and 0800 to 1700 on Saturdays and 1000 to 1600 on Sundays and bank holidays, with the exception of unit 1 (identified on OS Site Plan 301 Dated February 2026), which shall be restricted to the hours between 0600 to 1800 on weekdays and 0800 to 1700 on Saturdays and 1000 to 1600 on Sundays and bank holidays.

Reason: In order to safeguard residential amenities.

7. The construction phase(s) of the development hereby approved shall be carried out in accordance with the following details (submitted and approved under discharge of condition application 3/2023/0586):

- Health and Safety Plan dated 03/07/23

Reason: In the interests of residential amenity and highway safety.

8. The biodiversity mitigation measures as detailed in the approved mitigation plan / survey dated 6/09/21 (Paragraph 5.9) shall be implemented in accordance with any specified time table and completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: In the interest of promoting biodiversity and protection of species.

9. No greater than 50% of the floorspace of the class E use hereby approved shall be used for retail uses, unless otherwise agreed in writing with the Local Planning Authority. This will be defined as any units or parts of units used exclusively for a retailing use; it will exclude any commercial floorspace where an on-site retail element is ancillary to the production, manufacture or storage of goods.

Reason: In the interest of safeguarding the local economy and sustainable travel measures.

10. All highway works shall be constructed and completed in accordance with the following details (submitted and approved under discharge of condition application 3/2023/0586):

- External Works Layout Plan K39893 100 A

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

11. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on (Amended) Proposed Site Layout & Block Plan Drawing No: 04 REV D 04.12.2023 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner and in the interests of general highway safety.

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12. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

13. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 10 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety.

14. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with (Amended) Proposed Site Layout & Block Plan Drawing No: 04 REV D 04.12.2023. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety.

15. Management of the approved commercial units with respect to the means of servicing, times of delivery, how and what type of vehicles are likely to need access for servicing the new commercial units shall be carried out in accordance with the following details (submitted and approved under discharge of condition application 3/2023/0586):

- Service Management Plan dated 25th May 23

Reason: To enable all delivery traffic to enter and leave the development site in a safe manner without causing a hazard to other road users.

16. Before the development hereby permitted becomes operative, the existing trees to the right of the access within the visibility splays shall be reduced to and be permanently maintained henceforth at a height not greater than 0.9 metres above the nearside carriageway level.

Reason: In the interest of highway safety.

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

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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.