

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

NON MATERIAL AMENDMENT ATTACHED TO A PLANNING PERMISSION

**APPLICATION NO:** 3/2026/0117

**DECISION DATE:** 1 April 2026

**DATE RECEIVED:** 19/02/2026

**APPLICANT:**

Mr James Ireland  
Tanglewood  
253 Colne Road  
Sough  
BB18 6SY

**AGENT:**

Neil Jones  
NL Jones Planning  
Duke House Business Hub  
Duke Street  
Skipton  
BD23 2HQ

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**DEVELOPMENT PROPOSED:** Non material amendment to application 3/2023/0054 involving amendment of the wording of condition 13 and 14 to no development works to the traditional barn until a protected species license is provided and details of bird/bat boxes.

**AT:** Bomber Farm, Skipton Road, Gisburn, BB7 4HP.

Further to the grant of planning permission reference 3/2023/0054, Ribble Valley Borough Council hereby grants approval of the following conditions as non-material amendments to conditions 13 and 14 of that permission, subject to compliance otherwise with the terms of the aforementioned permission:

P.T.O

Condition 13

Notwithstanding the submitted details, no development works to the traditional barn building shall commence until a protected species mitigation license - or written confirmation from Natural England that this license is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England License 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.

Condition 14

No development works to the traditional barn building shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

**Note(s)**

1. 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**