

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: 3/2026/0135

DECISION DATE: 26 June 2026

DATE RECEIVED: 17/02/2026

APPLICANT:

Mr P Orrell
Orrells Coach Hire Ltd
4 Shaw Bridge Street
Clitheroe
BB7 1LY

AGENT:

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

DEVELOPMENT PROPOSED: Regularisation of use of land for open air storage of vehicles (within use Class B8), provision of welfare unit and jet wash.

AT: Former Household Waste Recycling Centre off Whalley Road Langho BB6 8AB

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:

Location Plan (dwg no. A3.5)
Proposed Site Plan (dwg no. A3.2)
Proposed Floor Plans and Elevations (dwg no. A3.3)
Proposed Site Sections (dwg no. A3.4)
Swept Path Diagrams (dwg no. A3.6)

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

2. The materials to be used on the external surfaces of the development as indicated within the application form and on drawing 'Proposed Floor Plans and Elevations' (dwg no. A3.3) shall be implemented as indicated.

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

3. There shall be no more than five coaches on the site at any one time.

REASON: To clarify the nature of the consent hereby approved and to ensure the number of coaches on site would not be of detriment to nearby residential amenity.

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4. Jet washing shall be restricted to between 09:00 and 18:00 Monday to Friday. There shall be no jet washing of vehicles outside of these stated hours.

REASON: To comply with the terms of the application and in the interest of protecting the amenities of nearby residents.

5. All coach departures from the site shall be restricted to between the hours of 07:00 and 20:00 and all coach arrivals to the site shall be restricted to between the hours of 07:00 and 22:00 Monday to Sunday including Bank Holidays.

REASON: To comply with the terms of the application and in the interest of protecting the amenities of nearby residents.

6. Jet washing activities shall be restricted to the area marked as 'washing station' on the 'Proposed Site Plan' (dwg no. A3.2) only.

REASON: In the interest of protecting the amenity of nearby residents.

7. Within one month from the date of this permission, details of an acoustic enclosure for the pressure washer compressor shall be submitted to and approved in writing by the Local Planning Authority. The acoustic enclosure shall be implemented in accordance with the approved details within three months from the date of this permission and thereafter retained in perpetuity.

For the avoidance of doubt, the approved acoustic enclosure shall not be altered without the prior written consent of the Local Planning Authority.

REASON: In the interest of protecting the residential amenity of nearby residents.

8. All surface water drainage shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site and the means of discharge from the site.

REASON: In the interests of highway safety, to prevent discharge onto the highway network and prevent contamination of highway drainage systems.

9. The development shall be carried out in complete accordance with the submitted Flood Risk Assessment (dated April 2026) and Flood Risk Management and Evacuation Plan (dated 5th May 2026).

REASON: In order to minimise the risk of flooding.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

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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. This permission does not allow for the jet wash facility hereby approved to be used for any other purpose other than the washing of coaches permitted to be stored at the site. Any wider use of the jet wash facility will amount to a material change of use requiring planning permission.

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.

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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.