

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: 3/2026/0291

DECISION DATE: 11 June 2026

DATE RECEIVED: 16/04/2026

APPLICANT:

Mr Richard Turner
Richard Turner and Son Ltd
Old Sawley Grange
Gisburn Road
Sawley
Clitheroe
BB7 4LH

AGENT:

Ewan Johnston
LARK Architects
Unit 10 The Crossings
Riparian Court
Riparian Way
Cross Hills
Keighley
BD20 7BW

DEVELOPMENT PROPOSED: Variation of condition 2 (Plans) on permission 3/2021/0955 for change of use of land from agricultural to proposed offices. Variation to allow for new windows added to floor plans and elevations.

AT: Old Sawley Grange, Gisburn Rd, Sawley, BB7 4LQ.

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 Drawing No: 100 Aug 2021
- Proposed Site Plan Drawing No: 102 Aug 2021
- Proposed Floor & Roof Plans Drawing No: 500 Aug 2025
- Proposed Elevations Drawing No: 501 Rev A Aug 2025

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 hereby approved shall be implemented in accordance with Proposed Elevations Drawing No: 501 Rev A Aug 2025.

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

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3. Cycle and motorcycle parking provision and electric vehicle charging points for staff and visitors shall be implemented in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0796):

- Cycle Storage Drawing No: 504 Sept 2024
- Proposed Site Plan Drawing No: 500 Sept 2024

Reason: To ensure adequate provision is made for the parking of cycles and motor cycles and to encourage sustainability.

4. External lighting for the development hereby approved shall be implemented in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0796):

- Artificial Lighting Plan Drawing No: 503 Sept 2024

Reason: In order to mitigate impact on wildlife and habitat and visual impact and safeguard adjacent residential amenity.

5. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1900 on weekdays and 0900 to 1700 on Saturdays and Sundays and there shall be no operation on bank holidays.

Reason: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

6. Hard and soft landscaping for the development hereby approved shall be implemented in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0796):

- Proposed Site Plan Drawing No: 500 Sept 2024

Reason: In the interest of visual amenity and biodiversity.

7. Boundary treatments and vehicular parking for the development hereby approved shall be implemented in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0796):

- Proposed Site Plan Drawing No: 500 Sept 2024

Reason: In the interest of visual amenity and safeguarding residential amenity.

8. Archaeological recording for the development hereby approved shall be carried out in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0938):

- Written Scheme of Investigation (Archaeological Evaluation 3/2021/0995) October 2024

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

9. Surface water drainage within the application site shall be implemented, managed and maintained in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0796):

- Proposed Drainage Plan Drawing No: 60 Sept 24
- Proposed Catchment Area Plan Drawing No: 61 Sept 2024
- Proposed Drainage Details Drawing No: 62 Sept 2024
- Drainage Calculations REF No. 1035_70 September 2024

Reasons: To ensure that the proposed development can be adequately drained; to ensure that there is no flood risk on or off the site resulting from the proposed development; to ensure water quality is not detrimentally impacted by the development proposal; and to ensure appropriate maintenance mechanisms are put in place for the lifetime of the development.

10. Foul and surface water shall be drained on separate systems.

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

11. The rooflights as shown on Proposed Floor & Roof Plans Drawing No: 500 Aug 2025 & Proposed Elevations Drawing No: 501 Rev A Aug 2025 shall be implemented in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0796):

- Conservation Rooflight Detail Drawing No: 502 Sept 2024

Reason: In the interest of visual amenity.

12. 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 3/2024/0796):

- Construction Method Statement September 2024 Rev - A
- Construction Management Plan Drawing No: 510 September 2024 Rev A

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

13. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Site Plan Drawing No: 102 Aug 2021 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, in the interests of general 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 Proposed Site Plan Drawing No: 102 Aug 2021. 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. Provisions for species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites within the dwelling hereby approved shall be carried out in accordance with the following details (submitted and approved under discharge of condition application 3/2024/0796):

- Proposed Site Plan Drawing No: 500 Sept 2024

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development.

16. The development hereby permitted shall be used for Class E(G) office use and for no other purpose, including any use falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Reason: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality and the local economy.

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 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. Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
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.

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 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.