

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: 3/2026/0333

DECISION DATE: 11 September 2026

DATE RECEIVED: 20/07/2026

APPLICANT:

Mr and Mrs Hooper
Moor Close Farm
Whytha Lane
Rimington
BB7 4EQ

AGENT:

Mrs Louise Read
Read Design Limited
1 Victoria Mill
Watt Street
Sabden
BB7 9ED

DEVELOPMENT PROPOSED: Proposed change of use of attached barn to provide extended living accommodation.

AT: Moor Close Farm Whytha Lane Rimington BB7 4EQ

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:

Location Plan
Proposed Plan, Section and Elevations 180-02
Existing and Proposed Site Plans 180-03

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

3. The materials to be used on the external surfaces of the development as indicated on the Application Form 3/2026/0333 hereby approved and as contained within the submitted information shall be implemented in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. No development shall commence or be undertaken until a Natural England European Protected Species Mitigation Licence has been submitted to and approved in writing by the Local Planning Authority.

The actions, methods and timings included in the mitigation measures identified and the conditions of the Licence shall be fully implemented and adhered to throughout the lifetime of the development.

In the event that Natural England confirms that no such Licence is required, this confirmation shall be submitted to and approved in writing by the Local Planning Authority.

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

5. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall be carried out in strict accordance with the Recommendations and Outline Method Statement detailed within the submitted Bat Survey report dated July 2026 by Knight Sky Ecology.

The two compensatory bat boxes as outlined in the Method Statement shall be installed within the site within 1 month of the development being completed.

Reason: In the interest of biodiversity and to enhance roosting opportunities for species of conservation concerns and reduce the impact of development.

6. No development shall commence or be undertaken on the outbuilding during the bird nesting season (1st March - 31st August inclusive) unless a nesting bird survey carried out immediately prior to any works, by a suitably qualified Ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Local Planning Authority within one month of the survey being undertaken.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

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 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.