

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: 3/2026/0341

DECISION DATE: 17 July 2026

DATE RECEIVED: 21/05/2026

APPLICANT:

Mr David Haigh
Foxfield Country Hotel
Whalley Road
Billington
Clitheroe
BB7 9HY

AGENT:

Mr Caleb Auty
Sunderland Peacock
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Proposed erection of three no. single-storey leisure facility buildings within the hotel grounds.

AT: Foxfields Country Hotel Whalley Road Billington BB7 9HY

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 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. 7337-E02)

Proposed Site Plan (dwg no. 7337-S02 A)

Proposed Plans, Elevations and Site Plan Illustrating 3no. units retaining all existing vegetation and trees (dwg no. 7337-SK02C)

Existing and Proposed Site Section (dwg no. 7337-SE01)

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

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3. The materials to be used on the external surfaces of the development as indicated within the application form and on drawing 'Proposed Plans, Elevations and Site Plan Illustrating 3no. units retaining all existing vegetation and trees' (dwg no. 7337-SK02C) 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.

4. No amplified music shall be played on the premises, nor shall the proposed development be used for fitness classes.

Reason: To safeguard the living conditions of nearby residents with regard to the effects of noise.

5. Prior to first use of the development hereby approved, all external doors shall be fitted with a self-close mechanism.

Reason: To safeguard the living conditions of nearby residents with regard to the effects of noise.

6. Noise from the site shall not exceed 40 dB(A) LAeq, 5 mins when measured at or beyond the boundary of any noise sensitive premises between the hours of 07:00 - 23:00 and 35 dB(A) LAeq, 5 mins when measured at or beyond the boundary of any noise sensitive premises between the hours of 23:00 - 07:00.

Reason: To safeguard the living conditions of nearby residents with regard to the effects of noise.

7. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The approved plan/statement shall provide:

- 24 hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrian and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emissions of dust and dirt during construction.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

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

8. The development hereby approved shall only be used ancillary to, and in connection with, the operation of Foxfields Country Hotel, Whalley Road, Billington BB7 9HY. The use shall be restricted to existing guests of the hotel and shall not be used as an independent or separate planning unit at any time.

Reason: To ensure the use remains ancillary to the primary hotel function and to protect highway safety and local amenity by preventing intensification of use beyond that assessed.

9. The development hereby approved shall be carried out in complete accordance with the recommendations detailed within the submitted Preliminary Ecological Appraisal, dated April 2026 and prepared by Knight Sky Ecology.

The artificial bat and bird boxes, including two Greenwoods two crevice bat boxes and two Vivara Pro Woodstone House Sparrow nest boxes, shall be installed within the site during the construction phase of the development and retained thereafter.

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

10. No scrub/ hedgerow clearance or tree works/ removal shall commence or be undertaken during the bird breeding season (1st March - 31st August inclusive) unless a nesting bird survey carried out immediately prior to any works, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to and approved in writing by 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, the protect the bird population and species of importance or conservation concern from the potential impacts of the development.

11. No external lighting shall be installed on the buildings hereby approved, or elsewhere within the site, until details of a scheme for any external building or ground mounted lighting/ illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the submitted details shall include the location, design, surface finish, luminance levels and demonstrate how any proposed external lighting has been

designed and located to avoid excessive light spill/ pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/ mitigated.

The development shall be carried out strictly in accordance with the approved details.

Reason: In order to reduce the harmful impact of artificial lighting on the natural foraging/ roosting/ nesting behaviour of protected species and species of conservation concern.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified to be retain in the tree works schedule of the Arboricultural Impact Assessment, dated 20th April 2026, shall be protected in accordance with the submitted Tree Survey Plan (LTC413-TSP), Preliminary Arboricultural Method Statement and BS 5837:2012 (Trees in Relation to Demolition, Design and Construction).

The root protection/ exclusion zone shall remain in place until all work has been completed, and all excess materials have been removed from site including soil/ spoil and rubble. During the works no excavations or changes in ground levels shall take place and no building materials/ spoil/ soil/ rubble shall be stored or redistributed within the protection/ exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No further tree pruning other than that specified in the tree work schedule shall be implemented without prior written consent, which will only be granted when the Local Authority is satisfied that it is necessary in accordance with BS 3998.

Reason: In order to ensure that any trees affected by the development considered to be of visual amenity are afforded maximum physical protection from the potential adverse effects of development.

13. Prior to the commencement of development, a Biodiversity Net Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #5 of the Notes Section) and implemented in accordance with the approved details.

The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Net Gain Strategy dated 24th April 2026 and prepared by Knight Sky Ecology.

Reason: To ensure the development delivers a net gain which satisfies paragraph 14 (2) of Schedule 7A of the Town and County Planning Act 1990, and which is in accordance with the biodiversity information submitted with the planning application.

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14. Notwithstanding the submitted details, prior to any above ground works, a landscape/ habitat management and monitoring plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape shall thereafter be managed and maintained in accordance with the approved plan.

Reason: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancements.

15. Prior to first use of the development hereby approved, the surface water and foul water drainage scheme detailed on the approved 'Proposed Foul Water and Surface Water Plan' (dwg no. 7337-F&S01) shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and manage the risk of flooding and pollution.

16. The development hereby approved shall only be used between the hours of 07:00 - 21:00 Monday to Sunday, including Bank Holidays.

Reason: To define the scope of the permission and protect the amenities of nearby residents.

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. Statutory Biodiversity Condition
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

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.