



Ribble Valley
Borough Council

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My reference: 3/2026/0431
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Date: 09 July 2026

Location: Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ.

Proposal: Approval of details reserved by conditions 3 (materials), 4 (windows and doors frames), 5 (window and door cills/lintels), 9 (boundary treatments), 10 (external lighting), 14 (bird/bat boxes), 20 (cycle storage) and 21 (historic building record) on planning permission 3/2023/0056.

I write in response to your application to discharge the conditions pursuant to planning approval.

P.T.O

APPLICATION NO. 3/2026/0431

DECISION DATE: 09 July 2026

Condition 3 (Materials) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Conditions Discharge Statement 01/06/2026 (Condition 3 - External Materials)
- Greys Roofing Products: Reproduction Diminishing Stone Slate

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 4 (Windows and doors frames) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Conditions Discharge Statement 01/06/2026 (Condition 4 - Timber Window and Doors)
- Proposed Window Detail Drawing No: PL04.01

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 5 (Window and door cills / lintels) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Cills And Heads Drawing No: PL04.06

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 9 (Boundary treatments) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Proposed Boundary Treatment Drawing No: PL04.02

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 10 (External lighting) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Conditions Discharge Statement 01/06/2026 (Condition 10 - External Lighting)
- Proposed Ext. Lighting Plan Drawing No: PL04.03

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

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Condition 14 (Bird / bat boxes) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Conditions Discharge Statement 01/06/2026 (Condition 14 - Bat & Bird Enhancement Measures)
- Proposed Ecology Enhancement Drawing No: PL4.04

The bird and bat boxes shall be installed in accordance with the approved details in order to satisfy the condition in full.

Condition 20 (Cycle storage) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Conditions Discharge Statement 01/06/2026 (Condition 20 - Cycle Storage)
- Proposed Cycle Storage Plan Drawing No: PL4.05

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 21 (Historic building record) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Project Design: Historic Building Recording, Level 3 at Phynis Farm, Catlow Road, Slaidburn 16.04.2026

The condition can only be partially discharged at this stage insofar that the condition requires that the building recording and analysis works be undertaken in accordance with the agreed WSI and the works should include the creation of a Level 3 Record as set out in "Understanding Historic Buildings" (Historic England 2016) and the submission of a copy of that record to the Lancashire Historic Environment Record.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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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.