



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2026/0455
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 06 August 2026

Location: Lower Moss Farm Lower Lane Longridge PR3 2YH

Proposal: Approval of details reserved by conditions 7 (Cycle Storage); 8 (Lighting Scheme); 10 (Bird/Bat Boxes) and 11 (Landscaping Scheme) on planning permission 3/2025/0935.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0935.

The details pursuant to Condition 7 (cycle storage) of planning permission ref: 3/2025/0935 namely:

- Amended Proposed Landscaping Plan RAI/12Dwg 04B received 6 August 2026
- Bike Shed details (Brighton Bike Sheds - Classic Bike Sheds)

have been assessed as acceptable.

Condition 7 is partially discharged insofar that the cycle facilities are required to be kept free of obstruction and available for the parking of bicycles only at all times.

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The details pursuant to Condition 8 (lighting scheme) of planning permission ref: 3/2025/0935 namely:

- Bollard Lighting Details drawing ref: RAI/12 Dwg 05
- Amended Proposed Landscaping Plan RAI/12Dwg 04B received 6 August 2026

have been assessed as acceptable.

Condition 8 is partially discharged insofar that the lighting scheme shall be implemented in accordance with the approved details.

The details pursuant to Condition 10 (lighting scheme) of planning permission ref: 3/2025/0935 namely:

- Amended Proposed Landscaping Plan RAI/12Dwg 04B received 6 August 2026

have been assessed as acceptable.

Condition 10 is partially discharged insofar that the artificial bird/bat boxes shall made available for use before the holiday cottages are first brought into use and thereafter retained. The development shall be carried out in strict accordance with the approved details.

The details pursuant to Condition 11 (landscaping) of planning permission ref: 3/2025/0935 namely:

- Amended Proposed Landscaping Plan RAI/12Dwg 04B received 6 August 2026

have been assessed as acceptable.

Condition 11 is partially discharged insofar that the approved landscaping scheme shall be carried out within the first planting season after any holiday cottage hereby approved becomes operative and the areas which are landscaped shall be retained as landscaped areas thereafter.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr David Rainford
Lower Moss Farm
Lower Lane
Longridge
PR3 2YH

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Agent
Avalon Town Planning Ltd
Suite 2J Ribble Court
1 Mead Way
Shuttleworth Mead Business Park
Padiham
BB12 7NG

Right of Appeal

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.