

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: 3/2026/0538

DECISION DATE: 15 October 2026

DATE RECEIVED: 16/07/2026

APPLICANT:

Mr James Warburton
James Places
Eaves Hall
Moor Lane
West Bradford
Clitheroe
BB7 3JG

AGENT:

Mr Charles Stanton
Stanton Andrews
44 York Street
Clitheroe
BB7 2DL

DEVELOPMENT PROPOSED: Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall.

AT: Eaves Hall Eaves Hall Lane West Bradford BB7 3JG

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 1:250 @ A2
- Proposed Site Plan Drawing No: PL.01 A
- Site Entrance Drawing No: PL.10 A
- Proposed Eco Lodge 1 bed Drawing No: PL.02 A
- Proposed Eco Lodge 1 bed Drawing No: PL.03 A
- Refuse Store and Cycle Storage Drawing No: PL.05 A

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

3. The materials to be used on the external surfaces of the eco lodges hereby approved shall be implemented in accordance with the following drawings / details:

- Application Form PP-14965508
- Proposed Eco Lodge 1 bed Drawing No: PL.02 A
- Proposed Eco Lodge 1 bed Drawing No: PL.03 A
- Sample Material of cedar cladding

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

4. All landscaping within the application site shall be implemented in accordance with the landscaping scheme as indicated on Proposed Site Plan Drawing No: PL.01 A.

All trees and hedgerows identified to be retained within influencing distance of the development will be adequately protected during construction, in accordance with BS5837; 2012 'Trees in relation to design, demolition and construction' equivalent unless otherwise agreed.

The agreed protection measures shall be put in place and maintained during the construction period of the development. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure the proposal is satisfactorily landscaped and appropriate to the locality.

5. The development shall be carried out in accordance with the approved land levels as indicated on Proposed Site Plan Drawing No: PL.01 A. No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area and to ensure the Local planning Authority can make an accurate assessment of potential impacts upon existing nearby residential amenity.

6. The refuse store and cycle storage within the application site shall be implemented in accordance with Refuse Store and Cycle Storage Drawing No: PL.05 A. The duly approved facilities shall be made available for use before the development hereby approved is first occupied and retained thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity.

7. Notwithstanding the provisions of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the holiday lodges hereby approved shall be restricted to holiday accommodation use only and shall not be occupied at any time as permanent residential accommodation or as a person's main place of residence.

Reason: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved.

8. The holiday lodges hereby approved shall be used for short-term holiday accommodation only and shall not be let to or occupied by the owner, any one person or group of persons for a combined total period exceeding 28 days in any one calendar year.

The owner shall maintain a register of all guests of the accommodation hereby approved at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the owner and the main guest who made the booking together with dates of occupation.

Reason: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

9. For the avoidance of doubt this consent relates to the siting of fifteen holiday lodges and a bike and bin store as detailed on the approved plans. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no further hardstandings, decking, other structures, or additional holiday accommodation units other than that development expressly granted by this planning permission shall be sited on the land edged red whilst the use referred to in the planning permission persists.

Reason: To clarify the scope of the permission granted in the interests of the amenities of the surrounding area and landscape character.

10. All external lighting within the application site shall be implemented in accordance with the following details:

- Proposed Site Plan Drawing No: PL.01 A
- Details of LED post pillar bollard

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

11. The car parking and manoeuvring scheme shall be marked out in accordance with Proposed Site Plan Drawing No: PL.01 A before the use of the site hereby permitted becomes operative and permanently maintained thereafter.

Reason: To ensure adequate parking is available within the site.

12. No building or use hereby permitted shall be occupied or use commenced until the site access has been constructed in accordance with Site Entrance Drawing No: PL.10 A, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of highway safety.

13. No building (or use hereby permitted) shall be occupied (or use commenced) until visibility splays 2.4 metres back from the centre line of the access and extending 43 metres on the nearside carriageway edge in both directions have been provided at all accesses/junctions, as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

14. Landscaping and maintenance of the land within the approved visibility splays shall be implemented in accordance with the landscaping and maintenance scheme as indicated on Site Entrance Drawing No: PL.10 A.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

15. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 6m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 no gates or other obstructions shall be constructed in that standing space unless planning permission is first obtained.

Reason: To prevent loose surface material from being carried on to the public highway, and to prevent obstructions being erected that would cause vehicles accessing the site to stop in the highway, thus causing a potential source of danger to other road users.

16. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

17. The construction phase(s) of the development hereby approved shall be carried out in accordance with the details as specified within the Construction Method Statement dated March 2026.

Reason: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development.

18. The holiday lodges hereby approved shall be operated in strict accordance with the Site Management Plan dated July 2026 at all times.

Reason: To ensure the satisfactory management of the site in the interests of general amenity of the area and to safeguard where appropriate neighbouring residential amenity.

19. Provisions for species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites within the application site shall be carried out in accordance with the bird and bat box scheme as indicated on Proposed Site Plan Drawing No: PL.01 A. The artificial bird/bat boxes shall be provided before the development is first brought into use and retained as such thereafter.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species.

20. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the recommendations detailed on pages 18 -20 (Recommendations) of the submitted Ecological Appraisal titled 'Preliminary Ecological Appraisal Land Near Eaves Hall, West Bradford, Lancashire' dated 21/04/2026 and carried out by Pennine Ecological. In the event that any bats/great crest newts/badgers or any other protected species are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure the protection of species/habitat and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

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21. Prior to the commencement of development, a Biodiversity 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 Assessment titled "Biodiversity Net Gain Assessment Land Near Eaves Hall, West Bradford, Lancashire" dated 21/04/2026 and carried out by Pennine Ecological.

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

22. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the approved Flood Risk Assessment titled 'Flood Risk Assessment and Outline Drainage Strategy - Job No: FRA261101 dated 21/05/2026 and carried out by LK Consult and Surface Water Sustainable Drainage Strategy titled 'Surface Water Drainage Scheme And Pollution Prevention For Proposed Eco Lodges At Eaves Hall, Moor Lane, West Bradford, Clitheroe, BB7 3JG - Project No: 10855 dated 17.06.2026 Revision A and carried out by Reid Jones partnership.

The measures shall be fully implemented prior to first use of the development and in accordance with the timing and phasing arrangements embodied within the approved scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason To ensure satisfactory sustainable drainage systems are provided in accordance with Policies F7 and F8 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

23. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include, as a minimum:

- a) A timetable for its implementation
- b) Site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water drainage system feature throughout the lifetime of the development
- d) Details of financial management, including arrangements for the replacement of major components at the end of the manufacturer's recommended design life
- e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency
- f) Details of land ownership and access rights for all parts of the surface water drainage system, including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development, in accordance with Policies F7 and F8 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

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24. The commencement of use of the development shall not be permitted until a site-specific Verification Report, pertaining to the surface water sustainable drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report shall include, as a minimum:

- a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy
- b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates
- c) As-built drawings of the constructed drainage system, including all SuDS features, pipework, control structures, and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason To ensure that surface water flood risks from development to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to confirm that the development as constructed is compliant with the requirements of Policies F7 and F8 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

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

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

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.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

6. The applicant is advised that the development will require a Site Licence from the Council. Please see the Council’s website for more information and details of how to apply:- Camping and Caravan Sites – Ribble Valley Borough Council.
7. Any alterations to the access at the site will be subject to a Section 278 agreement. The section 278 agreement will also incorporate the vegetation clearing along Moor Lane to ensure that the access can achieve the approved visibility splays. The section 278 agreement should be secured before any works to the access occur and the Agent/ Developer should contact the LHAs team on developeras@lancashire.gov.uk.
8. Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the relevant highway authority. The applicant is encouraged to discuss the suitability of any overland flow routes and/or flood water exceedance with the relevant highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed).

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9. Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This applies to permanent and temporary works, including repairs and maintenance, whether the watercourse is open or culverted (piped or enclosed). This requirement applies regardless of any planning permission.
10. The applicant is expected to avoid crossing, diverting, or culverting an ordinary watercourse in line with Lancashire County Council's Ordinary Watercourse Regulation Policies. Written consent must be obtained before works start. There is no legal mechanism for retrospective consent. Carrying out works without the required consent constitutes a nuisance in law and may lead to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended). Consent applications can take two months to determine once valid and paid in full. Applications may be refused if insufficient evidence is provided to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies. If works include adoption of new assets, such as roads or sewers, adoption may be refused by the adopting body without the appropriate consent. Sites may be inspected before, during, and after consent is issued. Planning permission does not guarantee Ordinary Watercourse Consent. Applicants are strongly advised to apply for consent before or at the same time as planning permission to avoid delays.

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.

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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.