

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: 3/2026/0549

DECISION DATE: 11 September 2026

DATE RECEIVED: 17/07/2026

APPLICANT:

Mr James Ireland
Tanglewood
253 Colne Road
Sough
Barnoldswick
BB18 6SY

AGENT:

Mr Neil Jones
NL Jones Planning
Duke House Business Hub
Duke Street
Skipton
BD23 2HQ

DEVELOPMENT PROPOSED: Variation of condition 2 (approved plans) of planning permission 3/2023/0054 for conversion of barn to one dwelling and retention of replacement agricultural building (part retrospective).

AT: Bomber Farm, Skipton Road, Gisburn, BB7 4HP.

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. 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 Drawing No: 6597 - P03 REV A 17.01.2023

- Proposed Site Plan Drawing No: 6597 - P02 REV B 17.04.23

- (Amended) Proposed Plans, Elevations and Sections Drawing No: 3206.1 REV D (received 09.09.2026)

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

2. The materials to be used on the external surfaces of the development hereby approved shall be implemented in accordance with the following details as approved under application 3/2026/0185:

- Roof: Indian Roof Slate
- Walls: Limestone
- Cornerstones: Sandstone
- Cills: Sandstone
- Lintels: Sandstone
- Image 1: External Materials Samples
- Bomber Farm, Gisburn, Rainwater Goods JW Feb 2026

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and area in the interests of visual amenity.

3. All windows and doors to be utilised in the developed hereby approved shall be implemented in accordance with the following details as approved under application 3/2026/0185:

- Bomber Barn, Gisburn, External Doors JW February 2026
- (Amended) Bomber Barn, Gisburn, Windows General JW March 2026 (received 27.03.2026)

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity.

4. All window / door cills and lintels to be utilised in the developed hereby approved shall be implemented in accordance with the following details as approved under application 3/2026/0185:

- Cills: Sandstone
- Lintels: Sandstone
- Image 1: External Materials Samples
- Bomber Barn, Gisburn, External Doors JW February 2026
- (Amended) Bomber Barn, Gisburn, Windows General JW March 2026 (received 27.03.2026)

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity.

5. The proposed roof lights as shown on (Amended) Proposed Plans, Elevations and Sections Drawing No: 3206.1 REV D (received 09.09.2026) shall be of the Conservation Type, recessed with a flush fitting.

Reason: In the interests of visual amenity in order to retain the historic character of the barn.

6. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within its curtilage unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents.

7. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents.

8. The residential curtilage hereby approved shall solely relate to the area within the confines of the red edge as indicated on Proposed Site Plan Drawing No: 6597 - P02 REV B 17.04.23. No extension of the residential curtilage shall be undertaken without separate planning consent having first been granted by the Local Planning Authority.

Boundary treatments, fencing, walling, retaining wall structures and gates to enclose the identified residential curtilage shall be implemented in accordance with (Amended) Boundary Treatments 2-7-26: Detail A Section 1:50 / Elevation 1:50, Detail B Section 1:50 / Elevation 1:50, Plan 1:500 (received 08.07.2026) as approved under application 3/2026/0404.

The approved boundary treatments shall be erected and maintained as such within 2 months of first use of the dwelling hereby approved.

Reason: To define the scope of the consent hereby approved, to protect against encroachment of residential curtilage into the defined open countryside and in the interests of the visual amenities of the area.

9. External lighting for the development hereby approved shall be installed in accordance with Bomber Barn, Gisburn, Exterior Lighting JW February 2026 as approved under application 3/2026/0185.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

10. Hard and soft landscaping for the development hereby approved shall be implemented in accordance with (Amended) Hard + Soft Landscaping Plan 1:500 2-7-26 (received 08.07.2026) as approved under application 3/2026/0404.

The duly approved landscaping scheme shall be carried out within 12 months of the converted dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of visual amenity.

11. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within Section 5 (Titled: Recommendations) of the submitted Ecological Appraisal titled "Bat And Barn Owl Report" dated 25.11.22 and carried out by Bowland Ecology.

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

12. Notwithstanding the submitted details, no development works to the traditional barn building shall commence until a protected species mitigation license - or written confirmation from Natural England that this license is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England License shall be fully implemented and adhered to throughout the lifetime of the development.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) 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.

13. No development works to the traditional barn building shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

14. The dwelling hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented as shown on Proposed Site Plan Drawing No: 6597 - P02 REV B 17.04.23. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety.

15. The garage facility as shown on Proposed Site Plan Drawing No: 6597 - P02 REV B 17.04.23 shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

16. The dwelling hereby permitted shall not be occupied until the cycle parking provision shown on Proposed Site Plan Drawing No: 6597 - P02 REV B 17.04.23 has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

17. The programme of building recording for the development hereby approved shall be carried out in accordance with the following details as approved under application 3/2026/0104:

- Bomber Farm, Gisburn, Lancashire - Written Scheme of Investigation February 2026
- Addendum to Heritage Appraisal February 2026

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site.

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18. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment.

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.