

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: 3/2025/0650

DECISION DATE: 01 May 2026

DATE RECEIVED: 01/09/2025

APPLICANT:

Dr J and E Gray
Parsonage Farm
Church Street
Ribchester
Preston
PR3 3YE

AGENT:

Mr R Maudsley
Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Demolition of existing dwelling and erection of replacement self-build dwelling with gated entrance and associated planting

AT: Parsonage Farm Church Street Ribchester PR3 3YE

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 before the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to 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 (Dated 06/09/2023)

(Amended) Proposed Floor Plans and Elevations (dwg no. 6908-P02 D received 24th April 2026)

(Amended) Proposed Site Plan and Proposed Entrance Gate Elevation (dwg no. 6908-P01 D received 24th April 2026)

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

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed materials respond positively to the character of the area.

4. The dwellinghouse hereby permitted shall not be first occupied until the car parking and turning area shown on the approved plans have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

5. 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 CMP/ CMS 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 (pedestrians 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
- Deliver, demolition, and construction working hours

The approved CMP or CMS 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.

6. Details of the proposed air source heat pump shown on the approved plans (including technical specification details illustrating the design / appearance and noise levels) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory form of development and to ensure that there is no resultant material impact on existing residential properties in terms of noise.

7. Notwithstanding the submitted details, prior to their installation, details of the proposed roof mounted integrated solar panels, including section and size details, shall 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: In order to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

8. The development hereby approved shall be carried out in complete accordance with the mitigation measures detailed in Section 5 (Recommendations) of the submitted Ecological Appraisal titled "Licensed Bat Survey and Ecological Assessment and Bat Mitigation Strategy" dated July 2025 and carried out by ERAP Ecology. This includes the following:-

- Before any works commence on site, 2 x bat boxes shall be installed on the existing garage (to offer temporary roosting habitat during the construction period)
- Before any works commence on site, 1 x bird box shall be installed on the existing brick wall to the rear garden
- Adherence to the Reasonable Avoidance Measures Method Statement (RAMMS) in respect of hedgehogs.

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

9. The approved construction of the replacement dwellinghouse (including demolition of the existing dwelling) shall not be undertaken on site until a protected species mitigation licence - or written confirmation from Natural England that this licence is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods and timings, including in the mitigation measures identified and the conditions of the Natural England licence 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.

10. Prior to commencement of any site works including demolition, delivery of building materials and excavations for foundations or services, a Heras fence shall be erected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] so all trees within influencing distance of the development to be retained (identified on the approved proposed site plan) shall be protected.

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

REASON: In order to ensure that nearby trees of amenity value are afforded appropriate protection from the potential adverse effects of development.

11. Notwithstanding the submitted details, no development except for site preparation, demolition, scrub/ hedgerow clearance and tree works/ removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority.

The approved soft landscaping shall be implemented in the first planting season following first occupation of the dwellinghouse 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 trees 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 satisfactory landscaped and that trees to be removed are replaced/ replanted in the interests of the visual amenities of the area and species protection/ biodiversity enhancement.

12. The development shall be carried out in accordance with the drainage details shown on the approved proposed site plan, and this drainage scheme shall be installed prior to first occupation of the dwellinghouse hereby approved. Thereafter the drainage scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health and to reduce the risk of flooding.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) Schedule 2, Part 1, Classes A to H and Schedule 2, Part 2, Class A, no alterations to the dwelling hereby approved shall be undertaken and no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere within the residential curtilage to which this consent relates, unless express planning permission is 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 area

14. 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 (other than those shown on the approved plans), unless express planning permission is 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.

15. No external lighting shall be installed on the dwelling 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 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.

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.

16. There shall be no changes to the existing ground level on site as shown on the submitted existing site plan (drawing number 6908-E05) unless proposed ground level changes are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact on the street scene.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

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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. This planning permission is the subject of a legal agreement dated 9th February 2026.

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.

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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.