

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

NON-MATERIAL AMENDMENT ATTACHED TO A PLANNING PERMISSION

APPLICATION NO: 3/2026/0749

DECISION DATE: 02 October 2026

DATE RECEIVED: 23/09/2026

APPLICANT:

Mr Heys
Whinney Lane Barn
Whinney Lane
Mellor
BB2 7EH

AGENT:

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

DEVELOPMENT PROPOSED: Non-material amendment to application 3/2025/0089 involving amending condition 11 (Ecology) to allow works to commence.

AT: Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Ribble Valley Borough Council hereby give notice that permission has been granted for the non-material amendments to the planning permission as described above subject to the following condition:

1. Further to the grant of planning permission reference 3/2025/0089, the Council hereby grants approval to amend Condition 11 as follows:

No works should be carried out on the main farmhouse until the Local Planning Authority has been provided in writing with either:

- a licence issued by Natural England pursuant to Regulation 39 of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to bats as a result of the development authorising the specified activity / development go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

The development shall be carried out in strict accordance with the reasonable avoidance measures and enhancements set out in the bat survey report submitted with the application dated 19.09.2022 along with the Method Statement and Reasonable Avoidance Measures report dates 17.09.2026 and with any other mitigation measures identified in the license.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

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Note(s)

1. 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**