

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	01/10/2026	Manager:	LH	Date:	1/10/26
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Application Ref:	3/2026/0750			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Non-material amendment to application 3/2025/0088 involving amending condition 15 (Ecology) to allow works to commence.
Site Address/Location:	Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

National Planning Practise Guidance.

Relevant Planning History:

3/2026/0749

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

Pending Consideration

3/2026/0275

Approval of details reserved by conditions 3 (details of windows, doors, lintels, cills, walls and internal wall finishes) and 4 (methodology of works to demolish and rebuild rear wall) and 8 (written scheme of investigation) of listed building consent 3/2025/0089.

Partially Discharged

3/2026/0276

Approval of details reserved by condition 3 (details of windows, doors, lintels, cills, walls and internal wall finishes) and 7 (written scheme of investigation) of planning permission 3/2025/0088.

Partially Discharged

3/2026/0179

Approval of details reserved by condition 7 (A.B.R and Method Statement) on planning permission 3/2025/0507.

Partially Discharged

3/2026/0178

Approval of details reserved by condition 7 (ABR and Method Statement) on Listed Building Consent 3/2025/0508.

Partially Discharged

3/2025/0972

Approval of details reserved by condition 3 (Materials), 4 (Window and Door Specification), 5 (Rooflights), 6 (Sections), 7 (Building Record) on Listed Building Consent 3/2025/0508.

Partially Discharged

3/2025/0974

Approval of details reserved by conditions 3 (external materials), 4 (window and door specifications), 5 (rooflights and roof glazing features), 7 (building recording and analysis), 8 (construction management plan/method statement), 9 (landscaping) of planning permission 3/2025/0507.

Partially Discharged

3/2025/0507

Application for Planning Permission for conversion of barn to create new dwelling. Demolition of existing farm block.

Approved with Conditions

3/2025/0508

Listed Building Consent for conversion of an existing barn to create a dwelling. Internal and external alterations to include creation of first floor, insertion of rooflights, doors and windows.

Approved with Conditions

3/2025/0271

Approval of details reserved by conditions 3 (materials), 4 (window and door specifications), 5 (details of roof lights), 6 (sections), 7 (building recording and analysis), 8 (external meter boxes) of listed building consent 3/2022/1166.

Split decision – conditions discharged in part

3/2025/0270

Approval of details reserved by conditions 3 (materials), 4 (window and door specifications), 5 (details of roof lights), 7 (building recording and analysis), 11 (electric vehicle charging point), 13 (landscaping) and 17 (drainage) of planning permission 3/2022/1165.

Split decision – conditions discharged in part

3/2025/0088

Variation of condition 2 (approved plans) of planning permission 3/2022/1165 for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.

Approved with Conditions

3/2025/0089

Variation of condition 2 (approved plans) of listed building consent 3/2022/1166 for proposed refurbishment of existing farmhouse, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.

Approved with Conditions

3/2022/1166

LBC for the proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new swellings, conversion of outbuildings for associated residential use and external works. Resubmission of 3/2022/0729.

Approved with Conditions

3/2022/1165

Application for Planning Permission for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works. Resubmission of 3/2022/0727.

Approved with Conditions

3/2022/0729

Listed Building Consent for the proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.

Withdrawn

3/2022/0727

Proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.

Withdrawn

ASSESSMENT OF PROPOSED DEVELOPMENT:**Nature of Non-Material Amendment:**

Consent is sought for a non-material amendment to application 3/2025/0088 which granted consent for the proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.

The above application was a Section 73 application to vary condition 2 (approved plans) of planning permission ref: 3/2022/1165.

The purpose of this application is to seek the Council's opinion as to whether the changes to Condition 15 is sufficiently material in their nature and in the context of the proposed development as to require a new planning permission.

Non-material amendment applications are not an application for planning permission. They do not result in the issuing of a new planning permission and relate only to the amendments sought.

The amendments sought relate to the following:

- Amend the wording of condition 15 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 Section 15 of the National Planning Policy Framework.'

This is to allow works to commence on site and secure the permission as extant prior to the expiry of the decision date.

The applicant has advised that an EPS licence is required for the main farmhouse. This application has been provided with an updated Method Statement and Reasonable Avoidance Measures by Dave Anderson dated 17 September 2026.

The updated report states that the roost was located on the wall top below roof panels. No further roosts have been identified in either the farmhouse, adjoining barn or detached outbuilding in subsequent surveys in 2025 and 2026. Given the location of previously observed roost at the opposite end to the adjoining barn, and the negligible potential for roosting bats offered by the building due to corrugated roof panels being present, the ecologist considers that the proposed work to the detached outbuilding, and removal of corrugated roof panels on the western barn could safely commence without risk of disturbance to roosting bats.

The report states that the timing of works, and supervision of works involving the adjoining barn and detached outbuilding offers an appropriate approach to allowing the development to commence, while still protecting the integrity of recorded bat roost locations until a Natural England EPS Bat Mitigation licence is in place to cover works likely to destroy roosts or disturb bats. The Natural England EPS Bat Mitigation licence is only necessary to allow works to the farmhouse and its roof space.

As such, amending Condition 15 to allow development to commence to the barn and outbuilding but safeguarding works to the main farmhouse until an EPS licence has either been submitted to the LPA or a letter from the relevant body outlining that an EPS licence is not required does not result in a material change to the affected bat roost.

In view of the above, it is therefore considered that the proposed amendment would fall within the scope of a non-material alterations to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons the application is recommended for approval.

RECOMMENDATION:	That the non-material amendment be approved.
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