

**RIBBLE VALLEY BOROUGH COUNCIL**

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2020/0294

**DECISION DATE:** 09 October 2020

**DATE RECEIVED:** 12/05/2020

**APPLICANT:**

Mr and Mrs Fildes  
C/o Agent

**AGENT:**

Mr Lee Greenwood  
Smith and Love Planning Consultants  
Rational House  
32 Winckley Square  
Preston  
PR1 3JJ

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**DEVELOPMENT PROPOSED:** Proposed conversion of detached barn to create single dwelling with associated parking and curtilage

**AT:** Town Farm Main Street Pendleton BB7 1PT

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. The permission shall relate to the development as shown on Plan Reference:  
TF/LP/PR/02  
TF/LP/PR/06A  
(TF/PG/PROP.08)

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. No deliveries shall be made before 9.30 am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) during peak hours on the narrow approach roads

Reason: In the interest of highway safety. In accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

4. Before the access is used for vehicular purposes, that part of the access extending from the carriageway boundary to the gate to the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users. In accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

5. Any gates to the dwelling(s) shall open away from the highway to ensure that any vehicle entering the site can pull clear of the highway.

Reason: In the interest of highway safety. In accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version

6. 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. In accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

7. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. This is requested due to the nature and location of the site It shall provide for:
- i) The parking of vehicles of site operatives and visitors
  - ii) The loading and unloading of plant and materials
  - iii) The storage of plant and materials used in constructing the development
  - iv) The erection and maintenance of security hoarding
  - v) Measures to control the emission of dust and dirt during construction
  - vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
  - vii) Details of working hours
  - viii) Routing of delivery vehicles to/from site

Reason: In the interest of highway safety. In accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

8. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

9. No part of the development or demolition of buildings shall take place until an updated protected species survey of the barn for the presence of bats has been carried out during the optimum period May to September, the details of which shall be submitted in writing to the local planning authority and include any mitigation measures required.

**Reason**

To ensure that there are no adverse effects on the favourable conservation status of a bat population

To protect the bat population from damaging activities and reduce or remove the impact of development

To comply with Policy DME3 of the Ribble Valley Core Strategy Adopted Version.

10. Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt..

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

**Reason**

To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population

In the event that any bats are present they will be protected from the damaging activities and reduce or remove the impact of development.

To comply with Policy DME3 of the Ribble Valley Core Strategy Adopted Version.

11. Details of the proposed removal of the brick extension shall have been submitted to and approved by the Local Planning Authority before implementation in the proposed works.

This work shall have been implemented before first occupation of the dwelling.

**Reason :** In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

12. Precise specifications of windows, doors, flue pipe, rooflights , render removal (method statement) and any proposed underpinning shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : The proposals are schematic in respect to the above items. In accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

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) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of 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 in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy (Adopted Version).

**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 operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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.



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**NICOLA HOPKINS**  
**DIRECTOR ECONOMIC DEVELOPMENT & PLANNING**