


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
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<b>Application Ref:</b>	3/2020/0215	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	04/06/20	
<b>Officer:</b>	JM	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Conversion of Public House to five dwellings
<b>Site Address/Location:</b>	The Newdrop, Stoneygate Lane, Ribchester

<b>CONSULTATIONS:</b>	
<b>Parish/Town Council.</b>	No objection

<b>LCC Highways.</b>	No objection subject to appropriate conditions and amended plan.
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**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Relevant Planning History:**

No relevant planning history.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Principle of Development:**

In relation to the principle the proposal is situated in the AONB and outside of any settlement and as such regarded as relatively isolated although there is a group of buildings including a detached residential outbuilding. It is approximately 3.5 km from Longridge. Core Strategy Policy DMH4 considers conversion of buildings to dwellings and one criteria relates to its location. Although relatively isolated it is considered that the benefits of securing a suitable development enables a degree of flexibility in assessing whether the isolation criteria in terms of landscape impact is significant enough to warrant a refusal.

In this respect the application site is not located within an existing main settlement or village but it is not considered to be visually isolated due to the existence of buildings in the vicinity and its road side location. Also there are some environmental benefits with the removal of an extensive car park area and the introduction of a landscaped area.

**Residential Amenity:**

The proposal has no impact on any residential amenity.

**Visual Amenity:**

Paragraph 172 of the NPPF considers the potential impact of development within an AONB and notes that "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural

heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.”

Key Statement EN2 (Landscape) states “The landscape and character of the Forrest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Additionally, Policies DMG1, DMG2 and DMB3 of the Ribble Valley Core Strategy all seek to ensure development is in keeping with the character of the landscape and surrounding area by virtue of scale, siting, layout, design and materials.

The scheme utilises the existing building and the amended design scheme retains the original form and character and introduces some modern design changes. The scheme retains the cobbled area at the front of the building and the proposed materials complement the existing building. The proposal does not necessitate any extensions.

In terms of landscaping the additional planting area and modest curtilage safeguards or enhances the purposes of the AONB. The scheme includes a new landscaping belt to the east of the site.

#### **Highways:**

No objection has been received in relation to highway matters and the proposal provides for sufficient parking spaces.

#### **Heritage:**

A heritage statement has been submitted with the application. The building has a relatively low historic value but has some interest. In terms of history, the amendments have secured the pub signage and cobbles which will show historic use. Furthermore, the changes to the main building are kept to a minimum so it is considered to be compliant with DME4.

#### **Viability**

A marketing exercise has been carried out in order to demonstrate whether the existing use is no longer viable or alternative employment generating sites are feasible. The Head of Regeneration is satisfied that the information is adequate and compliant with Policy DMB1 and EC1. Also concludes that the broad principle is acceptable. On the basis that the property has been marketed and no employment is deemed viable the option of a small scale residential scheme sympathetically converted to retain the building is considered preferable to the possibility of dereliction or demolition.

#### **Observations/Consideration of Matters Raised/Conclusion**

It is considered that given the scheme is a sympathetically designed conversion, benefit of retaining the building and landscape improvements that the scheme is acceptable.

#### **RECOMMENDATION:**

That planning permission be granted.