

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	04/09/2026	Manager:	LH	Date:	7/9/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	---------------

Application Ref:	2025/0002			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	27/01/2026	Site Notice:	27/01/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed car park for 11 spaces plus 1 additional disabled parking space.
Site Address/Location:	Land rear of Sabden Village Hall Wesley Street Sabden BB7 9EH

CONSULTATIONS:	Parish/Town Council
Sabden Parish Council have objected on the following grounds - Security and Safety and promotion of anti-social activity. - 12 spaces seem a lot - Environmental impact	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions

CONSULTATIONS:	Additional Representations.
One letter of objection has been received raising the following concerns - Inaccuracies in the submitted information. - Potential impact to wildlife. - Sufficient parking exists already on site. - Loss of green space - No defined hours of operation - Loss of trees. - Impact to neighbouring property and loss of outlook. - Anti-social behaviour. One letter of support has been received raising the following points - Better access to church for elderly and disabled and those visiting. - Supports use of village hall.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Key Statement EN5: Heritage Assets
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection

Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a parcel of land adjacent to Sabden Village Hall within the settlement limits of Sabden. The site is also within the Sabden Conservation Area and National Landscape.

Proposed Development for which consent is sought:

Consent is sought for the construction of a car park to provide off road parking in association with the Church and Village Hall. The car park will provide 11 spaces and 1 additional disabled parking bay.

Impact upon Listed Building(s) and Setting (Where Applicable):

The application site is located immediately adjacent to St Nicholas' Church which is Grade II Listed. As such, careful consideration must be given in respect to impact on the setting of the Listed Building.

At a national level, the relevant policies are

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

- a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and*
- b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.*

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
- b. Have no effect on the significance of a heritage asset; or*
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
- d. Cause the total loss of the significance of a heritage asset.*

At a local level key statement EN5 stipulates:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

The existing site benefits from a number of established trees, some of which will be removed to accommodate the development. However, a buffer of vegetation will still remain between the car park proposed and listed building, which will soften and mitigate any visual impact. Furthermore, the car park would not be dissimilar in appearance to the existing hardstanding found leading to the site and is therefore not going to appear out of character when read in the context of the Listed Building. Exact details of the materials and finish to be used can be requested via planning condition to ensure they are entirely appropriate in this setting. As such, it is considered that the proposed development will have no effect on the significance of the Grade II Listed building.

Impact upon Character/appearance of Conservations Area and Visual Amenity:

The application site falls within Sabden Conservation Area and the designated National Landscape. Therefore, the impact of the development on the character of the area is a key consideration.

In addition to the policies discussed above, the NPPF also states the below with respect to Conservation Area.

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

- a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and*
- b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.*

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

At a local level, in relation to the National Landscape key stamen EN1 states

The landscape and character of the Forest 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.

The proposed car park is located away from the public highway, down an access track which provides access to the Church and Village Hall. As such, due to the flat, unobtrusive nature of the proposed development, it will not host a visually prominent position within the wider conservation area or national landscape.

The proposal does include the removal of several trees, which are visible within the wider street scene. However, three replacement trees are proposed which would offset this loss. It is therefore not considered the development results in harm to the character or appearance of the conservation area.

As such, the proposed development is not considered to cause harm to the character and appearance of conservation or national landscape by virtue of its screened, and unobtrusive nature, and due to mitigation provided by replacement planting.

Impact Upon Residential Amenity:

There is one neighbouring property adjacent to the application site, known as Churchfields. It is recognised that the car park is visible from neighbouring windows and that the outlook from this vantage point would be disturbed. However, loss of outlook from a private property is not a material planning consideration and therefore does not form a basis for refusal. The carpark itself is of a flat, unobtrusive nature and would not inflict and loss of light or overbearing impact.

It is recognised that there are concerns that tree removal would worsen noise and light pollution from the neighbouring farm for neighbouring receptors. Again this does not form a basis for refusal.

In respect of anti-social behaviour no specific evidence has been presented to support such concerns as such this also does not form a basis for refusal.

As such, based on the submitted details, and taking into consideration material planning matters, there are no significant adverse impacts to residential amenity expected resultant of the proposal that would justify refusal.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection on highway safety or amenity grounds. This is subject to conditions relating to materiality and layout of the carpark and wheel washing during construction.

Landscape/Ecology:

Trees

The proposal involves the removal of three trees to accommodate the proposed car park which are all graded as level B in the submitted tree survey and are therefore considered to be of moderate amenity value. As their loss is to be offset by the planting of a further three trees adjacent to the site, it is not considered their removal would warrant refusal. The majority of the trees of the site are to be retained, and these will be protected in accordance with British standards. This loss is also mitigated through BNG requirements.

BNG

The Greater Manchester Ecology Unit were consulted in relation to the proposed development. The raised no objection to the proposal but did note that the final finish of the development, being a mesh grass system, may achieve a different gain than the metric suggested. However, it was considered this could be dealt with at condition stage under the statutory biodiversity net gain condition.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.