


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

<b>Signed:</b>	<b>Officer:</b>	<b>MC</b>	<b>Date:</b>	05/01/2026	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>7/1/26</b>
----------------	-----------------	-----------	--------------	------------	-----------------	-----------	--------------	---------------

<b>Application Ref:</b>	3/2025/0038			 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Date Inspected:</b>	14/03/2025	<b>Site Notice:</b>	14/03/2025	
<b>Officer:</b>	MC			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed demolition of existing buildings and demolition of single-storey rear and side extensions to existing barn and conversion of barn to two dwellings with associated curtilage and parking areas.
<b>Site Address/Location:</b>	Units 3 3A 4 and 4A Cheetall Farm, Clitheroe Road, Bashall Eaves, BB7 3LH

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No response received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<p>The Local Highway Authority (LHA) have removed their original objection following amended drawings being provided.</p> <p>Additional comments have been made in relation to the updated development description. The LHA raise no objection subject to conditions relating to the provision and retention of parking and manoeuvring, the provision of secure cycle storage, the submission of a Construction Management Plan/Construction Method Statement and the provision of visibility splays prior to first use.</p>
<b>LCC Footpath Officer:</b>	No objection – the proposal would not cause significant effect to footpath FP0305012 which crosses the access to the proposed dwellings.
<b>RVBC Environmental Health Officer:</b>	<p>The EH Officer recommends conditions relating to the construction phase control of noise/dust/fumes/vibration, construction noise/deliveries and the internal noise levels of the residential units.</p> <p>Following confirmation of the demolition of the commercial buildings, the EH Officer is satisfied that the proposal would be acceptable on noise grounds.</p>
<b>RVBC Countryside Officer:</b>	<p>Following submission of the further bat surveys, the Countryside Officer recommends the inclusion of biodiversity enhancements to provide roosting potential for the local bat population.</p> <p>With regards to the demolition of the existing agricultural buildings the Countryside Officer recommends that the development is carried out in strict accordance with the recommendations outlined in the bat survey and report.</p>

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No additional representations received.	

## 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 DMG3: Transport and Mobility  
Policy DME2: Landscape And Townscape Protection  
Policy DME3: Site and Species Protection and Conservation  
Policy DME4: Protecting Heritage Assets  
Policy DME6: Water Management  
Policy DMH3: Dwellings In The Open Countryside And AONB  
Policy DMH4: The Conversion Of Barns And Other Buildings To Dwellings  
Policy DMB5: Footpaths And Bridleways

National Planning Policy Framework (NPPF)

### Relevant Planning History:

#### Applications at Cheetall Farm

##### **3/2011/0699**

Proposed free standing 8K/whp solar PV installation.  
Approved with Conditions

##### **3/2003/0006**

Change of use of building to use for manufacture of pvc conservatories  
Approved with Conditions

## ASSESSMENT OF PROPOSED DEVELOPMENT:

### Site Description and Surrounding Area:

The application relates to a barn building situated within the Open Countryside, approximately 1.2km to the west of the of the main settlement of Clitheroe. The site comprises a number of commercial units to the rear and south of the site which the agent for the applicant has stated are vacant and are to be demolished. The Grade II Listed Cheetall Farmhouse is also located approximately 38m to the north-east of the barn.

### Proposed Development for which consent is sought:

Planning consent is sought for the conversion of the existing barn to two residential units. This would involve the demolition of an existing single storey side and rear extensions to facilitate the development, as well as the adjacent buildings labelled 'Building A', 'Building B' and 'Building C' on drawing ref: 0 8 A.

The existing concrete walls would be altered to accommodate parking spaces for the proposed dwellings and each dwelling would have a curtilage which would extend approximately 12.5m beyond the rear of the dwellings.

Both units would have 3 no. bedrooms (2 no. double bedrooms and 1 no. single bedroom).

**Principle of Development:**

The proposal site lies within the designated countryside.

Policy DMH3 of the Ribble Valley Core Strategy states:

*'Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.'*

In addition, Policy DMH4 of the Ribble Valley Core Strategy states:

*Planning permission will be granted for the conversion of buildings to dwellings where:*

- 1. The building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an existing group of buildings, and*
- 2. There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and*
- 3. There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and*
- 4. There would be no detrimental effect on the rural economy, and*
- 5. The proposals are consistent with the conservation of the natural beauty of the area*
- 6. That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

*The building to be converted must:*

*-Be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alternation, which would adversely affect the character or appearance of the building;*

*- Be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building –*

*- The character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and*

*The building has a genuine history of use for agriculture or another rural enterprise.*

Having regard to criteria point 1 of Policy DMH4, the barn building subject to the proposed residential conversion is situated in close proximity to existing commercial units and Cheetall Farmhouse and as such, it is not considered that the building is read as an isolated. Whilst the commercial buildings are to be demolished, the buildings would still be sited in close proximity to the main farmhouse.

The proposed development would therefore satisfy the requirements of criteria point 1 of Policy DMH4 and locational requirements of Policy DMH3.

Turning to criteria point 2, access to the proposed development would be from the existing driveway serving the dwelling and existing buildings. The application form states that it is unknown how foul water is to be dealt with however given the proximity to an existing residential dwelling and existing commercial units, it is not likely that the proposed residential conversion of the barn would warrant any unnecessary expenditure by public authorities or utilities on the provision of infrastructure. The proposal would therefore satisfy the requirements of criteria point 2 of Policy DMH4.

Having regard to criteria points 3 and 5 of Policy DMH4, this will be assessed later in the report.

Turning to criteria point 4, the applicant has confirmed that the existing buildings within the amended red edge have been rented to people known to the applicant for a nominal amount and on an informal basis without any specific agreement. These have been mostly used for storage and hobbyists and have not been advertised/marketed nor tenants actively sought. This is because the need for the buildings has gradually reduced and the applicant has no intention to make the buildings available to other third parties or invest further into them, largely due to their age and condition. As such, the applicant has now agreed to demolish the buildings which can be secured by way of planning condition.

Having regard to the above, it is not considered that there would be any detrimental impact on the rural economy and the proposal would accord with Criterion 4 of Policy DMH4.

Turning to criteria point 6, this shall be assessed later in this report.

Having regard to the additional criteria within Policy DMH4, a structural survey has been provided in support of the application which shows the structural integrity of the barn to be in generally good condition and capable of supporting the proposed residential conversion. In addition, the internal layout has been amended and as such, the first-floor bedrooms would meet the Nationally Described Space Standards.

Furthermore, the character of the barn and its external materials reflect the vernacular of historic farm buildings within the locality and contribute to the rural setting of the area and as such is considered to be worthy of retention. The design of the conversion has been amended to reduce the amount of window openings to reflect the historical agricultural use and the conversion would utilise existing features such as the barn owl openings as windows. The proposed development would therefore satisfy the additional criteria within Policy DMH4 and structural requirements of Policy DMH3.

Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport.

In addition, Key Statement DMI2 states that:

*“New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.”*

The site is not within safe walking distance to a bus stop and as such, future occupants of the proposed development would likely be reliant upon the use private motor vehicles. As such, the site is not considered to be sustainably located with easy access to public transport. However, this must be weighed against the benefits of re-using an existing redundant agricultural building of heritage value as identified within the submitted heritage statement. As such, whilst there is conflict with these Policies, taking into account the above, this would not warrant refusal of the application.

Taking account of all of the above, the proposed development would satisfy the requirements of Key Statement DMI2 and Policies DMH3, DMH4 and DMG3. The proposed development is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

#### **Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'*

Policy DMG1 of the Ribble Valley Core Strategy states that all development must:

1. *Not adversely affect the amenities of the surrounding area.*
2. *Provide adequate day lighting and privacy distances.*
3. *Have regard to public safety and secured by design principles.*
4. *Consider air quality and mitigate adverse impacts where possible.*

The closest neighbouring residential property to the site is Cheetal Farm which is located approximately 38 metres away from the existing barn. The proposal would include new windows and glazing to the front elevation which would overlook the residential property, however due to the distance between the two properties, this is not considered to be detrimental.

The Environmental Health Officer originally objected to the scheme due to concerns with regards to potential noise pollution from the adjacent buildings.

The agent for the application has confirmed that there are no farming activities taking place on the site and that the adjacent buildings are to be demolished. As such, the Environmental Health Officer raises no objection to the conversion.

A condition shall be added to any grant of permission to ensure that the use ceases prior to commencement of development and the buildings are demolished prior to first occupation of the dwellings.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future users of the site. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

#### **Visual Amenity/External Appearance:**

Paragraph 135 (c) of the NPPF states:

*'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.'*

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'*

Policy DMH4 provides additional guidance with respect to the conversion of agricultural buildings to dwellings as follows:

*'Planning permission will be granted for the conversion of buildings to dwellings where there would be no materially damaging effect on the landscape qualities of the area... the building to be converted must be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building.'*

In addition, Historic England guidance on converting traditional farm buildings states:

*'There should always be a presumption in favour of maximising the use of existing openings without changing their size and limiting the formation of new ones. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design'.*

Lastly, Policy DMG2 states:

*"Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build."*

In this instance, the original design concept of the proposed development included the introduction of several new window openings, with the fenestration proposed in a somewhat regimented configuration which was not considered to be reflective of the more random sequence of openings typically seen within historic agricultural buildings. The scheme has now been amended and the amount of doors/windows reduced to reflect the typical random sequence of openings. In addition, to the rear catslide roof, large rooflights were proposed which were not considered to be in keeping with the agricultural character of the barn. Although these are on a lower roof slope, the rooflights have also now been reduced in width which is considered to be more appropriate.

The existing extensions to the barn to be converted are to be removed and made good to allow for two parking spaces for unit 2 and for unit 1, the existing concrete wall would be cut out to allow for an additional 2 no. parking spaces. The wall would be faced in reclaimed stone to match the existing barn which is considered acceptable. It is considered that the size of the curtilages are acceptable and would not result in any significant encroachment into the countryside. In addition, a landscaping plan can be secured by way of condition to ensure that the land is appropriately landscaped following the demolition of the existing buildings. Boundary treatments can also be secured by way of planning condition for the residential curtilages.

Additional works proposed include the infilling of the barn owl openings with glazing and the replacement of the fibre cement roof profiled sheeting with slates which are considered acceptable subject to a sample of materials condition. Furthermore, no extensions to the footprint or height of the barn are proposed as part of the conversion. As such, the proposed scheme of residential conversion would be largely respectful to the historic character of the barn building.

Taking account of all of the above, the proposed scheme of residential conversion would be compliant with current heritage guidance and it is considered that the proposed development as a whole would enhance the character and appearance of the barn building and application site and in turn, the visual amenities of the surrounding open countryside. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and Policies DMG1, DMG2, DMH3 and DMH4 of the Core Strategy.

#### **Heritage:**

Key Statement EN5 states that:

*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.*

*This will be achieved through:*

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

With Policy DME4 stating, in respect of development within conservation areas or those affecting the conservation areas, listed buildings or their setting, that development will be assessed on the following basis:

## **2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST**

*Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.*

The existing barn is sited approximately 38m from the Grade II Listed Cheetall Farmhouse. The proposal does not include extensions or additions to the building that would site the built form closer the listed building, nor would it introduce any significant new openings that would alter the way that the listed building is appreciated.

The barn itself is considered to be a non-designated heritage asset as the barn first appeared on the OS Map for 1840. Paragraph 5.33 of the submitted heritage statement states that whilst the historical significance of the barn is low, its age and overall character means that it is worth of retention by way of the proposed conversion, without which it may continue to deteriorate due to lack of use. The conversion would also secure a number of key visual improvements including removal of the unsympathetic extensions and replacement roof.

The NPPF requires that a 'balanced judgement' when considering non-designated heritage assets and any loss of significance which might occur. In this instance it is not considered that any notable harm would occur from these sensitive proposals which take place within the fabric of the original building and the conversion would be an enhancement to the non-designated heritage asset

Having regard to the above, the proposal is considered to accord with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy, as well as Section 16 of the NPPF.

### **Highways and Parking:**

Policy DMG1 states that all development must:

*"1. consider the potential traffic and car parking implications.*

*2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.”*

Policy DMG3 also states that:

*“All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.”*

The Local Highway Authority have provided comments on the scheme. They are aware that the site access will remain unaltered following the proposal. They note that the access is at least 7m wide which is acceptable and whilst the private access track to the site is narrow there are 2 passing places along the track. The applicant has also provided a visibility splay within drawing No 0 1A showing visibility splays at the existing access, which meets Clitheroe Road. They recommend the inclusion of a condition so that no vegetation, walls or fences which fall within the visibility splay shall be above 0.9m above the carriageway level to ensure intervisibility between the access and Clitheroe Road and to ensure the appropriate visibility splays are provided first to first occupancy/use.

They note 2 no. off street parking spaces would be provided for unit 1 which is acceptable. They have stated that 3no. parking spaces will be provided for unit 2 which is not correct and 2 no. parking spaces would be provided. However, given this unit has the same amount of bedrooms as Unit 1, this would not warrant refusal of the application.

The LHA also recommend a condition for the provision of covered secure cycle storage of a minimum of 2 bicycles per dwelling to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. They also recommend EV charging points are provided. However, this would be covered by building regulations.

As such, the proposal is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

#### **Landscape/Ecology:**

##### Protected Species

Policy DME3 of the Ribble Valley Core Strategy states that development proposals that are likely to adversely affect wildlife species protected by.

The originally submitted Preliminary Bat Roost Assessment and Breeding Birds Survey Report recommended further bat emergence surveys are undertaken as the building was considered suitable to house bats, as well as a barn owl assessment to identify how the species are using the building. surveys required.

Following submission of the further bat surveys, the Countryside Officer recommends the inclusion of biodiversity enhancements to provide roosting potential for the local bat population.

With regards to the demolition of the existing agricultural buildings the Countryside Officer recommends that the development is carried out in strict accordance with the recommendations outlined in the bat survey and report.

Turning to the additional barn owl survey, it is considered that this can be secured by way of an appropriately worded planning condition to ensure that prior to any works are carried out, a survey can be undertaken to identify how the owls are using the barn ad to inform a mitigation and enhancement plan.

BNG

The Preliminary Bat Roost Assessment & Breeding Birds Survey Report dated 10<sup>th</sup> December 2024 confirms that the site consists entirely of tarmac surface, concrete surface or buildings, and therefore is exempt from BNG under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

**Other Matters:**

The site is located outside of Flood Zones 2 and 3 and does not occupy land at risk of surface water flooding. Nonetheless, any grant of planning permission should be accompanied by a drainage strategy to provide details of foul and surface water drainage to ensure flood risk is not increased elsewhere as a result of the development, in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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

The proposed scheme of residential conversion for the barn building accords with the aims and objectives of policies outlined within the Ribble Valley Core Strategy thus securing the principle of development. The proposed development would not have any undue impact upon the amenity of any neighbouring residents, nor is it considered that the development proposed would be harmful to the historic character of the barn building or the setting of the adjacent Grade II Listed Farmhouse. Furthermore, the proposal raise no concerns with respect to highway safety subject to conditions and whilst ecological constraints are present on site it is considered that these could be effectively managed through the introduction of appropriate mitigation measures.

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

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
------------------------	---------------------------------------------------------------------------