

| Report to be read in conjunction with the Decision Notice. |                 |           |              |                |                 |           |              |               |
|------------------------------------------------------------|-----------------|-----------|--------------|----------------|-----------------|-----------|--------------|---------------|
| <b>Signed:</b>                                             | <b>Officer:</b> | <b>SK</b> | <b>Date:</b> | <b>29.8.25</b> | <b>Manager:</b> | <b>LH</b> | <b>Date:</b> | <b>1.9.25</b> |

|                                    |             |                                                                                                                                                                                                     |
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| <b>Application Ref:</b>            | 3/2025/0169 |  <b>Ribble Valley<br/>Borough Council</b><br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | N/A         |                                                                                                                                                                                                     |
| <b>Officer:</b>                    | SK          |                                                                                                                                                                                                     |
| <b>DELEGATED ITEM FILE REPORT:</b> |             | <b>APPROVAL</b>                                                                                                                                                                                     |

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| <b>Development Description:</b> | Variation of condition 1 (approved plans) of (variation of) reserved matters approval 3/2021/0244 to allow a proposed substitution of house types and make minor amendments to the site boundary in phases 3 and 4. |
| <b>Site Address/Location:</b>   | Land at Pendle Road Clitheroe                                                                                                                                                                                       |

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| <b>CONSULTATIONS:</b>                                   | <b>Parish/Town Council</b> |
| No representations received in respect of the proposal. |                            |

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|--------------------------------------------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b>                                  | <b>Highways/Water Authority/Other Bodies</b> |
| N/A                                                    |                                              |
| No objections nor comments in respect of the proposal. |                                              |
| <b>CONSULTATIONS:</b>                                  | <b>Additional Representations.</b>           |
| N/A                                                    |                                              |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1 – Development Strategy<br/> Key Statement DS2 – Sustainable Development<br/> Key Statement DMI2 – Transport Considerations</p> <p>Policy DMG1 – General Considerations<br/> Policy DMG2 – Strategic Considerations<br/> Policy DMG3 – Transport &amp; Mobility</p> <p>National Planning Policy Framework (NPPF)</p>                                                                                       |
| <p><b>Relevant Planning History:</b></p> <p><b>3/2024/0791:</b><br/> Non-material amendment to reserved matters approval 3/2019/0953 (Phases 2, 3 and 4 of outline planning permission 3/2015/0895) involving substitution of approved brick type and amendments to bin and cycle storage. (Approved)</p> <p><b>3/2021/0244:</b><br/> Variation of Condition 1 (Approved Plans) of planning application 3/2019/0953. Proposed substitution of house types. (Approved)</p> |

**3/2019/0953:**

Phases 2, 3 and 4 of outline planning permission 3/2015/0895 – (Approved)

**3/2020/0322:**

Discharge of conditions 3 (bird and bat boxes) and 6 (archaeological record) from planning permission 3/2019/0953 – (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to Phases 2, 3 and 4 of the Standen Strategic Housing Site located to the eastern extents of Clitheroe. The site is located off Pendle Road, being to the west of the A59/Pendle Road roundabout. The areas to which the application relates form part of a housing development which is currently under construction.

**Proposed Development for which consent is sought:**

The application seeks consent for the variation of condition 1 of Section 73 consent 3/2021/0244 which originally sought to vary condition 1 of Reserved Matters consent 3/2019/0953 pursuant to outline consent 3/2015/0895.

The submitted details propose the omission of a number of house types and the introduction of a number of new house types to allow for the relevant phases to align with new house types that will be introduced into phases 5 and 6 of the overall development. It is further proposed that the red-edge of the application also be amended for the following reasons:

*Following a detailed design review, it is acknowledged that the pathway proposed to the rear of the Retained Higher Standen Farm, to the south of the site, cannot be delivered as it traverses through 3rd party land outside of the Applicant's ownership. As such, it is proposed that the pathway is repositioned within the red line boundary, as pictured in Site Layout Plan Rev Z. It is proposed that the current approved Location Plan Rev B is also updated to reflect the new red line boundary.*

*The site location plan has also been updated to incorporate the full extent of landscaping works to the west of the site which was previously approved as part of the outline consent. The increase in site area is marginal and required to align with approved landscaping plans with regards to the existing landscaping bund, the landscaping bund has now been incorporated into the site location plan. The additional area sought for inclusion forms part of the wider outline consent boundary.*

**Impact Upon Residential Amenity:**

Given the variation of condition 1 largely relates to that of the changing of previously approved house types, it is not considered that the proposed variation is likely to result in any additional measurable adverse impacts upon nearby residential amenities.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

**Visual Amenity/External Appearance:**

Given the proposal seeks to amend the previously approved house-type schedule, consideration must be given in respect of their overall visual compatibility with the character of the area and their visual compatibility with the remainder of the housing site which has been constructed and occupied.

In this respect, the proposed house types adopt an elevational language that responds positively to the character and external appearance of the dwellings already constructed/consented. With the dwellings incorporating materials and archetypes already found within the main body of the site. As such it is not considered that the proposed house types will result in a diminishing of the overall quality of the development, nor result in any measurable adverse impacts upon the character or visual amenities of the immediate area or wider development.

As such and taking account of the above, it is not considered that the proposal will result in any direct conflict with the aims and objectives of Policy DMG1 which seeks to protect against development which would be of detriment to the character or visual amenities of the area nor be of detriment to the character and visual amenities of the designated open countryside.

**Highways and Parking:**

The proposed variation of condition 1 does not affect the overall previously approved highways arrangement nor will it result in significant alterations to the existing internal layout configuration. As such it is not considered that there will be any measurable detrimental impacts upon the safe operation of the immediate highway as a result.

As such, taking account of the above, it is not considered that the proposal will result in any measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure and vehicular parking provision is brought forward to accommodate development.

**Landscape/Ecology:**

The proposed variation of condition 1 does not result in any significant changes to the previously approved green infrastructure within the site nor any significant changes to the overall landscape masterplan, with no direct impacts upon existing trees or hedgerow result from the proposal.

As such and taking account of the above, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

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

It is for the above reasons and having regard to all material considerations and matters raised that the variation of condition 1 of planning permission 3/2021/0244 be approved.

**RECOMMENDATION:**

That the variation of condition 1 be approved.