


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	03/06/25	Manager:	LH	Date:	5/6/25
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	---------------

Application Ref:	3/2022/0285	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	KH	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Reserved Matters: Erection of two-bedroom detached farm workers dwelling 1.5 storey with attached single garage pursuant to Outline applications 3/2021/1015.
Site Address/Location:	Parsonage Farm, York, Road, Wilpshire BB1 4AE

CONSULTATIONS:	Parish/Town Council
No objection/comments.	

CONSULTATIONS	LCC Highways
No objections subject to conditions relating to car parking, secure cycle storage and provision for the garage to be kept available for the parking of vehicles only.	

CONSULTATIONS	LCC Public Rights of Way
No objections subject to the rights of way remaining clear and no surface water is discharged onto the public right of way. Any temporary closure application must be made 4 weeks in advance.	

CONSULTATIONS:	Blackburn with Darwen Borough Council
No objections.	
Additional Representations.	
No representations have been received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Key Statement DS1– Development Strategy Key Statement DS2– Sustainable Development Key Statement EN1– Green Belt Key Statement EN3 – Sustainable Development and Climate Change Policy DMG1- General Considerations Policy DMG2 – Strategic Considerations Policy DMH3- Dwellings in the Open Countryside & the AONB
Relevant Planning History:

3/2024/0781 – Approval of details reserved by condition 5 (Land Contamination Assessment), 6 (Foul Drainage), 7 (Surface water Drainage), 8 (Oil Interceptor) and 9 (Access Arrangements) of Outline Planning Permission 3/2021/1015 – Granted.

3/2024/0780 - Reserved Matters application relating to appearance, landscaping, layout and scale following outline planning permission 3/2021/1015 for the construction of one permanent farm worker's dwelling and detached garage – Refused.

3/2021/1015 – Outline planning application for the construction of one permanent farm works dwelling (only access details applied for) – Approved with conditions.

Various applications relating to agricultural buildings.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Proposed Development for which consent is sought:

The proposed development is a reserved matters application for the construction of one farm workers dwelling with appearance, landscaping, layout and scale following the granting of outline consent in 2022 under 3/2021/1015.

Therefore, the principle of an agricultural workers dwelling in this location was established, together with the access arrangements under the outline consent.

The site is outside of the settlement within land designation as Green Belt.

Observations/Consideration of Matters Raised/Conclusion:

Impact on Green Belt:

The purposes of Green Belt are set out NPPF paragraph 138. The RV Core Strategy definition of Green Belt identifies the main objective being to maintain green spaces between large conurbations and other settlements. Key Statement EN1 of the RV Core Strategy identifies that "The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation". The supplementary text also identifies that "It is important that the Green Belt is maintained in Ribble Valley to help preserve the character of the area".

The indicative site plan included with the outline application illustrated an L-shaped building adjacent to the western boundary and the existing group of buildings. The delegated report for the outline application states "*Whilst details of appearance, landscaping, layout and scale are reserved for a later date these elements are critical to achieving an acceptable scheme. The agent has confirmed that a two-bed bungalow is proposed in similar materials to the existing farmhouse. This would be acceptable and limit the size of the development to an appropriate scale.*"

The plans submitted under this reserved matters application are for a two-storey two bedroomed dwelling with an attached single garage extending towards the eastern boundary.

The previous submission was for a two storey, three bed dwelling with study as well as a detached double garage which raised concerns with regards to the scale and massing in terms of height and footprint and was subsequently refused.

As a new build structure within the Green Belt the amount of built form would need to be restricted in order to limit the impact on the openness of the Green Belt.

The removal of the large study, one of the bedrooms and shower rooms has reduced the amount of floorspace now proposed to an acceptable degree and this together with the removal of the detached double garage, first floor dormer and reduction in the ridge height results in a more acceptable form of development in this location.

The proposal must be physically well related to an existing group of buildings. It is important to retain the openness of the Green Belt particularly when it falls between developments.

The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design.

Taking into account the above it is considered that this proposal would not result a loss of openness to a significant degree beyond that accepted as part of the outline consent.

The proposed development on this site would not result in an unacceptable loss of openness in this Green Belt location in accordance with Key Statement EN1 and the NPPF.

Design and External Appearance:

The overall appearance of the building is of a modern design, with a palette of materials more in keeping with the character with the surrounding area including stone quoins and walling, oak door and a simple oak frame porch. The design of dwellinghouse has also been amended with a simplified design which reduces its prominence and a reduction in the number of large, glazed openings which reflects the simplistic farmhouse and the general character of the rural buildings nearby.

The proposed development on this site would not result in an unacceptable form of development in this rural location in accordance with Policy DMG1 and the NPPF.

Residential Amenity:

The existing farmhouse is the nearest residential unit with no potential impacts being identified.

The proposed development on this site would not result in any undue impacts in this respect.

Landscaping, Trees and Ecology:

The existing trees and hedgerows are to be retained together with the existing feature stone walls with no potential ecology impacts being identified.

A landscaping scheme has been submitted which includes hard and soft landscaping proposal with grass and wildflower mix and fruit trees proposed to the rear north garden area and shrub planting to the east and north side of the proposed dwelling. The existing stone wall to the west and south would be retained and provide some screening from York Road.

The proposed development on this site therefore would be acceptable subject to implementation of this scheme.

Other Matters

All other relevant material considerations are considered acceptable with the imposition of suitable conditions for the provision of car parking and landscaping and appropriate materials.

Conditions relating to the restriction of occupation, contamination, drainage and access were attached to the outline permission.

RECOMMENDATION:	That Reserved Matters be approved subject to appropriate conditions.
------------------------	--

--	--