

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	SK	Date:	12.9.25	Manager:	LH	Date:	12.9.25

Application Ref:	2025/0376			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	5.6.24	Site Notice:	5.6.24	
Officer:	Stephen Kilmartin			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed repair and refurbishment of Grade II Listed Crow Trees Farmhouse, including internal alterations and reconfiguration; 3 flush fitting conservation roof lights; replacement external windows and doors; 1 new window opening to west elevation; extension of existing outbuilding/cartshed to form garage; repairs to coal shed and arbour; repairs to external grounds.
Site Address/Location:	Crow Trees Farmhouse Crow Trees Brow Chatburn BB7 4AA

CONSULTATIONS:	Parish/Town Council
No representation received in respect of the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways	
The Local Highways authority have raised no objection to the proposal.	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposal.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME4: Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF) Chatburn Conservation Area Appraisal
Relevant Planning History: 2025/0001: Non material amendment to application 3/2022/0966 to amend house internal floorplans to include cylinder (associated with air source heat pumps) and addition of air source heat pumps locations (externally) to dwellings. (approved)

2024/0725:

Approval of details reserved by conditions 3 (materials), 4 (landscaping), 17 (site investigation), 21 (electric vehicle charging points), 24 (cycle provision), 27 (boundary treatment), 29 (historic building recording), 30 (archaeological written scheme of investigation) of planning permission 3/2022/0966. (Approved)

2024/0724:

Approval of details reserved by conditions 18 (protected species mitigation license) and 26 (scheme for biodiversity enhancement) on planning permission 3/2022/0966. (Approved)

2024/0711:

Approval of details reserved by conditions 5 (Estate Road Details), 6 (Estate Road Management), 8 (Off-site highway works) and 9 (Construction Management Plan) on planning permission 3/2022/0966. (Approved)

2024/0710:

Approval of details reserved by conditions 13 (SW drainage details), 14 (Constructions SW Management Plan) and 22 (levels) on planning permission 3/2022/0966. (Approved)

2024/0565:

Approval of details reserved by condition 5 (protected species licence) of listed building consent 3/2022/0967. (Approved)

2024/0564:

Approval of details reserved by condition 4 (historical recording) of listed building consent 3/2022/0967. (Approved)

2022/0967:

Application for Listed Building Consent for refurbishment/modernisation of Crow Trees Farmhouse including internal reconfiguration, rooflights, side window and extension of outbuilding to form garage. (Approved)

2022/0966:

Proposed erection of 37 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages. (Approved)

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

The application relates to Crow Trees Farmhouse, Crow Trees Brow, Chatburn which is Grade II Listed Building (List Entry Number: 1318160) - with the building also being located within the designated Chatburn Conservation Area.

Proposed Development for which consent is sought:

The application seeks Consent for the repair and refurbishment of Grade II Listed Crow Trees Farmhouse, including internal alterations and reconfiguration; 3 flush fitting conservation roof lights; replacement external windows and doors; 1 new window opening to west elevation; extension of existing outbuilding/cartshed to form garage; repairs to coal shed and arbour; repairs to external grounds.

Impact upon Listed Building(s) and Setting:

The application relates to Crow Trees Farmhouse, with the property being a Grade II Listed Designated Heritage Asset (List Entry Number: 1318160). With the respective listings reading as follows:

SD 74 SE CHATBURN CROW TREES BROW

7/2 Crow Trees Farmhouse - - II

House, late C17th, altered. Pebbledashed rubble with steep slate roof. Comprises a main range running east-west, with 2 parallel adjoining gabled wings on the north side. South front of 3 storeys and 3 bays. To the left of the door is a 3-light mullioned window with outer chamfer and inner ovolo moulding. To the right is one of 2 sashed lights with square mullion and plain stone surround. On the 1st floor at the left is a window with rebated and chamfered surround. In the centre is a window with plain stone surround. At the right is a similar window with 2 sashed lights and square mullion. The 2nd floor windows have plain stone surrounds with their central mullions removed. The door has a plain stone surround with moulded imposts and cornice. Stone gutter, gable copings, and end stacks. At the rear the eastern gabled wing has a 3-light double-chamfered mullioned window. Above on the 1st floor is a double-chamfered surround. The western wing has a chamfered surround with tooling on the ground floor, a double-chamfered surround on the 1st floor, and a door at the left with plain stone surround. Interior not inspected, but said to contain no features of interest.

Listing NGR: SD7677344021

Crow Trees Farmhouse is of significance as a late C17 farmhouse in two storeys with a further storey in the attic. The north elevation fronts Crow Trees Brow and the principal south elevation faces into the gardens to the south and towards the proposed affordable dwellings. Both elevations retain historic glazing and frames. To the west is the later Cheese Room containing a modified stone sink and a cheese press. The listed building is enclosed behind a historic stone wall which provides a strong sense of enclosure.

The curtilage listed coal house, garages and garden shelter illustrate how the farmstead was used historically. The garage retains its stone slate roof and historic hardwood timbers and open frontage which gives the building its distinctive character. The undeveloped fields to the south of the farmhouse that form part of the application site make a strong contribution to the farmhouse's significance.

The Chatburn conservation area is characterised by C17 and C18 farmhouses reflecting the agricultural beginnings of the village, and the close proximity of open fields, which provide a rural setting to the village (page 3 of the Chatburn conservation area appraisal). The view down the southern access road to the application site is identified as a key view in the appraisal. The application site therefore makes a strong contribution to the significance of the conservation area.

The non-designated heritage asset Crow Trees Barn is of significance as a circa C17-C18 barn historically forming the barn to the listed farmhouse. The immediate setting of the barn including the farmhouse and attached outbuildings make a strong contribution to significance. There is also an historic associative relationship between the undeveloped fields in the site and the barn, so these fields make a small contribution to its significance.

The former dairy is of some architectural and historic interest and is associated with Crow Trees Barn to the north and farmhouse to the northeast. The principal east elevation is highly attractive, with a circular pitching window at first floor and doorway directly below, flanked by windows either side. Consideration has been given as to whether it is curtilage listed but both heritage advisors to the Council and the applicant conclude that it is not considered to be a designated heritage asset in its own right for the purposes of this assessment.

As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

Key Statement EN5:

In this respect 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.*

Policy DME4:

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

1: CONSERVATION AREAS

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

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.

Policy DMG1:

Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

In determining planning applications, all development must:

DESIGN

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

AMENITY

1. *Not adversely affect the amenities of the surrounding area.*

ENVIRONMENT

3. *All development must protect and enhance heritage assets and their settings.*

Planning (Listed Building and Conservation Areas) Act 1990:

Given the proposal relates to a Grade II Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;

Listed Buildings – Section 66(1) (as amended by s.58B of Levelling-up and Regeneration Act 2023):

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):

In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

National Planning Policy Framework (December 2024):

The National planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that ‘*In determining applications, local planning authorities*

should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets with Paragraphs 212 – 220 reading as follows:

Considering Potential Impacts:

212:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217:

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Assessment of Impacts:

Main Building:

The proposal for repair and refurbishment of the listed building is welcomed. The listed farmhouse has been vacant for approximately 2 years and severe water ingress and damp is evident. Its re-use brings forward some public benefit. The scheme will retain existing fenestration and involve an additional gable end window and rooflights, which are both sympathetic, acceptable and justified. The removal of internal partition walls and additional staircase is not considered to harm significance and the original layout remains legible.

A breakdown of the proposed works has been provided within the submitted Historic Buildings Appraisal (Appendix C), with detailed methodologies also being provided. With the Historic Building Appraisal Stating the following:

The refurbishment, repair and alteration of listed buildings can rarely occur without a degree of harm and compromise (on both sides) in order to achieve and sustain a new optimum viable use. The repair and refurbishment of the farmhouse requires there to be a balance between the practical requirements of the dwelling and protection of the historic character of the existing farm building. However, compromises will undoubtedly be required as part of the proposed works and the refurbishment and repair of the farmhouse will not be without interventions which cause some degree of harm as such interventions are often required in order to implement or sustain an optimum viable use, ensure its viability, and to meet the needs and requirements of its occupants. In this instance, this is limited to;

- *Limited number of new window openings – One new window opening is proposed to the south west elevation to serve the new first floor staircase . This will result in the loss of a small amount of historic wall fabric; however, the window is required to provide natural light and ventilation to an area which would otherwise have none. The proposed opening has been designed so as to match the size / proportion of existing window openings to the same elevation and will have the*

same elevation treatment i.e. stone window surround. This was approved as part of the previous planning applications recently submitted for the building.

- *Limited loss of historic fabric – The loss of any historic fabric will largely be limited to existing materials that have been found to be decayed and defective and no longer adequate for their intended purpose. The subsequent replacement of these materials will be required.*
- *Internal subdivision – This is required to ensure the viability and suitability of the building to suit the needs of family living modern family living. It is worth noting that the farmhouse has been recently recorded which permanently evidences the former room proportions. There are also no historic skirting boards or cornices / coving which require considering as part of any proposed subdivision.*

In respect of the proposed works and proposed methodologies, the works are considered to result in overall significant benefit in respect of the upgrading of the building and resulting in the long-term retention and increased custodianship of the building. Largely by virtue of the works making the property habitable once again.

Cart Shed:

Re-use of the cart shed is considered to be a positive benefit to the proposal. To enable the building to be used as a functional garage for the farmhouse it is proposed to extend the front of the building by 2.4m to achieve an internal depth of 6m. In bringing forward the front wall this has the effect of altering the mono-pitch roof so that it is shallower with the submitted details showing that the original stone roof material to be re-used on the new roof pitch along with matching stone slate material. This is considered to be sympathetic to the significance of the building and also the conservation area which identifies that traditional roofing materials should be retained. The proposed works will result in some limited (low level of less than substantial harm) harm caused by altering the roof pitch and losing the existing open frontage to the appearance of the building and the wider group.

Repair to Coal Shed and Arbour:

The proposed works to the coal shed are limited largely to that of repair works to ensure the long-term retention of the building with no significant external alterations being proposed. The proposed methodology of works and replacement materials are considered to be sympathetic to the character of the existing building and will not result in any adverse impacts upon the character or significance of the structure.

In respect of the 'Arbour', the proposed works are largely limited to that of repair and maintenance with no significant alterations being proposed to the structure.

Conclusion:

In respect of the above proposed works, the works will result in the overall enhancement of the character and significance of the Grade II Designated heritage Asset (and associated curtilage structures), with significant benefits being brought forward as a result.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any significant measurable conflicts with the aims, objectives and requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor Paragraphs 212 – 220 of the National Planning Policy Framework. Particularly In respect of measurable adverse impacts upon or development that would result in measurable harm to Grade II Designated Heritage Assets nor their setting.

Impact upon Character/appearance of Conservations Area:

The application building are also located within the designated Chatburn Conservation Area. As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets.

In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from proposed development(s).

In this respect 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 listed buildings or their setting, that development will be assessed on the following basis:

1: CONSERVATION AREAS

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

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.

Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

In determining planning applications, all development must:

DESIGN

- 4. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit.*
- 5. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 6. Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

AMENITY

- 2. Not adversely affect the amenities of the surrounding area.*

ENVIRONMENT

- 4. All development must protect and enhance heritage assets and their settings.*

Assessment of Impacts:

In respect of the above proposed works, the works will result in the overall enhancement of the character and significance of the Grade II Designated heritage Asset (and associated curtilage structures), with significant benefits being brought forward as a result.

In respect of these matters and given the building already makes a significant positive contribution to the character of the Chatburn Conservation Area, it is considered that the proposed works will result in the significant enhancement and conservation of the character of the designated Chatburn Conservation Area.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any significant measurable conflicts with the aims, objectives and requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor Paragraphs 212 – 220 of the National Planning Policy Framework.. Particularly In respect of measurable adverse impacts upon the character or visual amenities of the designated Chatburn Conservation Area.

Impact Upon Residential Amenity:

The remit of the works resultant from the proposal relate largely to that of repair refurbishment and upgrading of the existing internal and external fabric of the building with the only significant external alterations that may result in impacts upon residential amenities being that of the introduction of a new window on the west elevation at first floor, to serve stairwell. As such, given the window does not serve a habitable room window, it is not considered that the outlook from the window will result in any undue impacts upon residential amenities by virtue of a loss of privacy. In this respect it is not considered that the proposed works will result in any 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.

Highways and Parking:

The Local Highways authority have raised no objection to the proposal stating the following:

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

The proposal is for the repair and refurbishment of Grade II Listed Crow Trees Farmhouse, amendments to a number of outbuildings and the external grounds. The development will include amendments to the existing cartshed to form a garage. The existing off-street parking provisions remain unaltered, and the development will include a new garage; as such, the dwelling has acceptable off-street parking provisions. The development will also not increase the number of bedrooms within the dwelling as such, the effect of the development on the operation of the local highway network would be negligible.

As such, and in the absence of any objection being raised by the Local Highways Authority, the proposed development raises no significant direct conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the immediate highway network and seek to ensure that adequate highway/pedestrian infrastructure is brought forward to adequately serve the development proposed.

Landscape/Ecology:

Given the proposal involves works to the existing roof, the application has been accompanied by the submission of a Bat Survey. The submitted report concludes the following:

This survey was carried out as an update to an original bat survey carried out in Spring 2022. The result of the original 2022 survey was that the Farmhouse and the Dairy/ cheese room southeast roof pitches were found to be providing day and transitional roost habitat for a small number of Soprano Pipistrelle bats (8 max)

This 2025 survey is scoping only due to time of year constraints (bat inactivity/ hibernation period late September -late April) it paid particular attention to the farmhouse and dairy/cheese room roof to assess the current status of the buildings.

In Summary the findings confirm that no bats are currently or have historically been present in the Coal Shed, Garage and Arbour. These buildings did not provide any high value bat roost habitat. The intended repairs to the roofs of these buildings will not result in the disturbance or loss of anyroost habitat.

Whilst the scoping survey did not find any evidence that bats are currently present in the Farmhouse and Dairy/ Cheese room (the building did not provide hibernation habitat). An emergence survey should be carried out (between late April and September) prior to the repairing /reroofing works commencing to determine if the previously identified bat roosts are still active and require mitigation measures.

Further to the above, a subsequent Updated Dusk Emergence Bat Survey has been submitted which concludes the following:

No new roosting locations have been detected at the site. The evaluation, recommendations and conclusion of the 2024 report remain appropriate and valid for the site.

Note that, as the proposed works will not impact any of the identified roosts, it is not considered that a European Protected Species Mitigation (EPSM) Licence is required to complete works at the site. If the proposals change in a manner which could directly or indirectly impact either Roost 1 or 2 then an EPSM licence may be required.

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:

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.