


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	26/09/2025	Manager:	LH	Date:	26/9/25
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Application Ref:	3/2025/0475			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	28/08/2025	Site Notice:	28/08/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Use of children's home for three children with up to four staff.
Site Address/Location:	Holme Farm Cottage, Burtholm Lane, Chipping, PR3 2RD

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	The Local Highway Authority considers there is a shortfall of 3 no. parking spaces and requests that the applicant updates the application form reconsiders the parking provisions to demonstrate an increase in parking.

CONSULTATIONS:	Additional Representations.
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 DMI2: Transport Considerations
Key Statement EN2: Landscape

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2016/0912**

Change of use to children's home for up to four children with two staff (resubmission of planning permission 3/2016/0489).
Withdrawn

3/2016/0489

Change of use from residential dwelling (C3) to children's home for up to 3 children with 2 staff (C3).
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to a building known as Hole Farm Cottage which is currently being used as a children's home. The site is accessed off Burtholm Lane, outside of the settlement boundary of Chipping and is located within a complex of buildings forming the Leagram Estate. The site is also located within the Forest of Bowland National Landscape.

Proposed Development for which consent is sought:

Planning permission was granted under planning ref: 3/2016/0489 for the change of use to a children's home for up to 3 children with 2 staff members. At the time of deciding the planning application, the view of the Council was that the use of the site as a children's home fell within C3(b) use as there would not be more than 6 no. people living in the property at one time.

A planning application has been submitted to increase the number of staff to four.

Principle of Development:

Whilst the permitted use of the site as granted under planning ref: 3/2016/0489 was said to be Use Class C3(b), case law has established that if children living in a home have carers who work on a rota (shift basis) and the dwelling is not their permanent residence, then the use of the children's home cannot be considered to fall within Use Class C3(b) and it must be regarded as C2. The lawful existing use is therefore considered to be C2.

Given that the proposed use would be run on a shift pattern, with the adult carers not residing at the property permanently but will instead rotate on a shift basis every two days with other staff, the use would also fall within Use Class C2.

Given that the use of the building would operate in the same way as before but would now allow an additional 2 no. staff members, it is not considered that there is a material change of use from the existing use as a children's home.

Whilst there was no planning condition restricting the number of staff under the previous planning application (3/2016/0489), the applicant has submitted an application for planning permission nonetheless.

As such, it is considered that the proposed increase in the number of staff members would be acceptable in principle.

It is considered appropriate to include a condition to any grant of planning permission to ensure that the site is not used for any other uses within the C2 Use Class which would require further consideration by the Local Planning Authority, and in view of the additional people at the property an additional condition restricting the number of children is also considered appropriate for this rural location.

Policy DMG3 states that:

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to:

The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development.

In the context of the application site, the site is rurally located and not located within walking distance to key services or facilities. Notwithstanding this, it is not considered that there would be a material increase in the number of vehicle trips when compared to the current situation at the site. As such, this would not warrant refusal of the scheme.

Impact Upon Residential Amenity:

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

‘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 users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities stating that development must not adversely affect the amenities of the surrounding area.

The proposed development does not involve any building operations as confirmed within the application form and supporting Design & Access statement. The main impact on the occupiers of residential receptors would be whether there would be any increase in noise levels that would adversely affect amenity by way of increase in the number of staff at the property.

The site is in a rural, isolated location within the Leagram Estate and the closest residential receptor being approximately 47 metres to the south of the application site (Leagram Hall). Given that there would be no increase in the number of children at the site, it is not considered that when compared to the lawful use, the development would result in any significant increase in noise pollution.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that:

In determining planning applications, all development must:

- 1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in 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.*
- 4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*

The proposed development would not result in any external changes to the building or site. As such, the proposed development is considered to accord with the above policies.

Highways and Parking:

Paragraph 116 of the National Planning Policy Framework states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.*

With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:

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

Policy DMG1 also states that 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.

The Local Highway Authority (LHA) have provided comments on the scheme. They are aware of the previous 2016 planning application for the change of use from residential dwelling (C3) to children's home for up to 3 children with 2 staff.

The LHA note that the site access will remain unaltered following the proposal and raise no further comments in relation to access. Lancashire County Council Commissioner has provided advice on the potential traffic generation at a children's home, which is 1 vehicle per staff, plus 1 vehicle for the home, plus 1 vehicle for the manager, plus any external agencies which may visit the house. Given the above information, the LHA would require a total of 7 no. parking spaces provided within the site. Currently, there is a shortfall of 3 no. parking spaces as shown on the site plan, as such, the LHA consider that a revised parking scheme should be submitted showing an increase in parking provision.

The submitted site plan identifies 4 no. parking spaces in front of the property. When the Planning Officer visited the site, they noted that whilst there is no formal parking laid out within the site, the site is capable of accommodating more than 4 no. vehicles within informal parking within the site and across the driveway in the adjacent lane. Whilst this type of informal parking would not usually be acceptable in a highway setting or where there is a Public Right of Way, within the context of this site, there is no formal Public Right of Way adjacent to the site boundaries or no public highway bounding the site. As such, the Council would not require the applicant to provide additional parking as the impact on highway/pedestrian safety is not considered to be any materially different to the approved scheme.

As such, the proposal is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and Paragraph 116 of the NPPF.

Landscape/Ecology:

The proposal is considered to fall within the exemption for mandatory Biodiversity Net-Gain and would impact under 25sqm of on-site habitat and would fall within the Di Minimis exemption.

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 conditions.
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