


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	30/01/2026	Manager:	LH	Date:	02/02/26
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Application Ref:	3/2025/0564			 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	22/12/2025	Publicity:	Press notice 07/08/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Planning permission for proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)(iii)) involving internal and external alterations.
Site Address/Location:	45 - 47 Whalley Road, Clitheroe, BB7 1EE

CONSULTATIONS:	Parish/Town Council
No objection	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	<p>Following the submission of amendments/additional information, the Local Highway Authority (LHA) raise no objection subject to conditions relating to a Service Management Plan, Construction Traffic Management Plan (CMP), implementation of car parking provision, cycle storage and extension of the access.</p> <p>The applicant has also provided a CMP for the works to no. 45 Whalley Road and the LHA have agreed an amended condition wording.</p>
RVBC Countryside Officer:	The Countryside Officer raises no concerns subject to a condition for all Method Statement and Reasonable Avoidance Measures identified in the protected species report (Bats) dated 14.07.2025
RVBC Environmental Health Officer:	The building needs attenuation for the noise levels to be acceptable. The EH recommends that the recommendations in section 8 of the noise report shall be followed so that noise levels in bedrooms meet the criteria in table 9 of the report.
Environment Agency:	No objection – the proposed development would be safe and would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.
LLFA:	No comment

CONSULTATIONS:	Additional Representations.
<p>One representation has been received raising the following comments:</p> <ul style="list-style-type: none"> - Adequate consideration should be given to ensuring there is sufficient noise insulation provided within the residential buildings - Concerns regarding potential parking on street - On-site parking seems inadequate 	

- The improvements to the street scene would improve the look of the main route into Clitheroe which has been neglected

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement H1 – Housing Provision
Key Statement H2 – Housing Balance
Key Statement EC1 – Business and Employment Development
Key Statement EC2 – Development of Retail, Shops and Community Facilities and Services
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 DMB1 – Supporting Business Growth and the Local Economy
Policy DMR1 – Retail Development in Clitheroe

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0565

Listed Building Consent for proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)(iii)) involving internal and external alterations.
Pending Consideration

3/1978/0328

Proposed light industrial use
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is occupied by a two storey Grade II listed building, located in the main settlement of Clitheroe, on the approach into the town from the A59. The site is located outside of the Conservation Area and the Main Centre Boundary.

The supporting statement indicates that the site dates from circa 1825, and historically was an Inn, it was known for many years as the Salford and Wheatsheaf Hotel. The listing is as follows:

WHALLEY ROAD (East Side) Nos 45 and 47

(Formerly listed as Salford and Wheatsheaf Hotel, WHALLEY ROAD)

GV II Circa 1825. 2 storeys, rendered, with Welsh slate roof. Gable to right breaks forward, rusticated, with stone coped kneelers. 2 long windows in stone surrounds above modern door and 2 modern windows. Left section has 3 windows over 3, the centre of the latter being a former door opening. Side elevation has 4 windows above 4 and 2 and segmental-headed carriage entry.

Listing NGR: SD7423641276

The site is also located within Flood Zones 2 and 3.

Proposed Development for which consent is sought:

The proposed development is for the change of use of the site from light industrial use to residential (C3) use and commercial (Class E (c) (iii)).

The building is in two parts, the wing that fronts the Whalley Road is residential in character with living accommodation at ground floor and bedrooms at first. This would be converted to a 4 no. bedroom dwelling. The wing that faces Turner Street has a large room at first floor and cellular spaces at ground floor, access between the two is via a stair that the supporting statement suggests is not original. This is to be converted into 4 no. flats (1no. two bedroom and 3 no. one bedroom flats) at first floor level and through the creation of a mezzanine floor into the roof space. At ground floor level two commercial units would be created with access off Turner Street.

Externally, a number of alterations are proposed as listed below:

Western elevation

- Remove door and replace with window to ground floor
- Replace casement and sash windows
- Insertion of new door, stone jamb and internal steps
- Remove render and re-point stonework as required
- Insertion of new lights to front elevation

Southern elevation

- Replacement of casement windows at first floor
- Insertion of new conservation rooflights to roof slope
- Remove render and re-point/reinstate stonework as required
- Reinstate original garage entrance with new doors
- Replace sash windows

Northern elevation

Insertion of new conservation rooflights to roof slope

- Replace new ground floor windows

Southern elevation

- Replace sash windows
- Creation of external staircase
- Repair existing door

Other

- Rebuild chimney with like for like brickwork replacement
- Creation of landscaped garden, yard and parking area for 6 no. vehicles

Principle of Development:

Key Statement DS1 states that:

'The majority of new housing development will be:

- *concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and*
- *the principal settlements of:*

- o Clitheroe*
- o Whalley and*
- o Longridge;'*

In addition, Policy DMG2 states that:

'development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement'.

As such, there is no objection to the introduction of residential units in this location in terms of the spatial strategy for the Borough.

With regards to the sustainable location, 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.'

Policy DMG3 also 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 –

- 1. the relationship of the site to the primary route network and the strategic road network.*
- 2. the provision made for access to the development by pedestrian, cyclists and those with reduced mobility'*

The site is located within the settlement of Clitheroe, within walking distance to local shops, schools and medical facilities. As such, the site is considered to be a sustainable location for new residential development.

With regards to the commercial units, Key Statement EC1 states that:

'Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samesbury and locations well related to the A59 corridor.'

Key Statement EC2 also states that:

'Development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle.'

The supporting information indicates that the proposed commercial units would be Use Class E(c)(iii) which includes *'other appropriate services in a commercial, business or service locality'*.

The application site is located outside of the main centre boundary. However, this section of Whalley Road comprises an extension of the main shopping centre boundary and includes a number of businesses such as a hairdressers, an accountants, hot food takeaways, a motorcycle shop, a nail salon, newsagents and a bakery. The site also lies adjacent to a sports and social club.

Policy DMR1 of the Ribble Valley Core Strategy states that for shopping proposals outside of the main shopping centre would be considered on a sequential basis and development of sites on the edge of the centre would be allowed, subject to a number of criteria being met. In a similar vein the NPPF requires the sequential test to be applied for main town centre uses outside of a town centre. Whilst other sites within Clitheroe town centre have not been considered, in this case the site is located on the edge of the main centre boundary, in an area with similar services which could be considered an expansion of the town centre offer. The proposal would allow for the retention of an employment use, improvements to the street scene and visual enhancement of a heritage asset. As such, it is not considered that the introduction of 2 no. new commercial units in this location would be inappropriate and would accord with Key Statement EC1 and EC2 of the Ribble Valley Core Strategy.

Impact upon Listed Building(s) and Setting:

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 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:

“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.”

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 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 – 221 reading as follows:

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.

221: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

The submitted details propose that number 45 will be converted to provide for a 4 bedroomed residential dwelling. Externally it is proposed that the central ground floor window on the front (west) facing elevation would be altered to provide for a front door access to the property (New front door to be 54 thick decorated hardwood 6 panel door), with internal steps and new lighting. Windows to the rear of the property would be re-instated or repaired and all new windows are to match existing in arrangement and operation i.e. casement or sliding sash. In addition, the windows are to be painted hardwood with profiles to match existing and glazed with ultra slim Krypton filled toughened double glazing. There is also a large window to the rear elevation of no. 45 proposed over the stairwell.

Section drawings of the windows have been provided and are considered to be acceptable. They would be of timber construction to match the existing with slimline glazing which would be appropriate to the listed building, keeping their existing arrangements and operation as existing. The render to the front elevation of no. 45 would be carefully examined and repaired on a like for like basis as required prior to re-decoration which is considered acceptable and would visually improve the aesthetic of the building.

Internal works are also proposed including the introduction of a dividing wall to create a degree of physical

separation from no.47 to the south. However, based on the submitted details the internal alterations will largely maintain the existing planform of the building and it is not considered the proposed internal alterations would result in any measurable harm to the Grade II Designated heritage Asset.

Turning to the external works proposed to no. 47, these are considered to be acceptable. To the west elevation, it is proposed to re-instate the original windows with timber replacement windows which would provide a heritage benefit by way of re-instating the previous fenestration pattern. The existing ground floor render would be removed and all stonework re-pointed which again, would be an improvement upon the existing render. The alterations to the southern elevation, which include the removal of render and re-instatement of stonework, re-instatement of existing openings with new double glazed decorated hardwood timber arched doors to the commercial units and re-instatement of the timber windows to the first floor are acceptable and would utilise appropriate materials, using existing openings rather than creating new ones which may harm the historic fabric of the building.

Turning to the eastern elevation, a new glazed panel and doorway with an external staircase would be provided. This would result in some harm to the designated heritage asset by way of loss of historic fabric on the outer wall and the introduction of the external staircase which would visually change this elevation of the building. However, this could be weighed against the heritage benefits of the scheme.

With regards to the chimney and roof, the proposal would introduce new rooflights to the north and west elevations which would be flush fitted, conservation style rooflights which is considered acceptable. The chimney would be dismantled and re-built as required with rebuilding to be undertaken with lime mortar using existing masonry. All defective bricks to be replaced like for like. All lead flashings to be renewed. Chimney pots to be retained and reused. With regards to the re-roofing, any replacement materials are to be like for like replacements (slates). The development should proceed in accordance with the works methodology dated 11 July 2025.

Taking account of the proposed external works, it is considered that these will result in the overall visual enhancement of the Grade II Designated Heritage Asset.

As such, due to external works identified above, some parts of the scheme would result in less than substantial harm to the designated heritage asset, contrary to Key Statement EN5 and Policies DMG1 and DMG4 of the Ribble Valley Core Strategy, as well as Section 16 of the NPPF.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that, 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 proposal does not involve the creation of any new extensions to the building which would result in any significant loss of light, overshadowing or overbearing impact. The building does not introduce any new window openings which would result in adverse overlooking. However, it should be noted that a number of windows to the south elevation at first floor level would now serve bedrooms as the large first floor room would be subdivided up into apartments. When viewing historic imagery, the first-floor openings facing Turner Street had windows but have since been boarded up. These windows would now directly overlook the rear garden of no. 49 Whalley Road, however this garden is already partially overlooked from street level and such an arrangement is not uncommon in higher density residential areas. As such, this would not be a sufficient reason to refuse the scheme on adverse overlooking.

Turning to the impact on numbers 2-6 Queens Close, the proposal would see existing openings currently covered by metal mesh opened to windows and the creation of an external staircase to the east elevation. Due to the land level changes, whereby Turner Street and Queens Close sit on higher land levels than the car parking area for 45-47 Whalley Road, the ground floor windows of 2-6 Queens Close are at a similar level to the first floor windows at the application site. The re-opening of these windows could result in some overlooking to the western windows of numbers 2-6 Queens Close and whilst there is currently a hedge providing an element of screening, this should not be relied upon to provide screening as it is not shown to be within the applicants ownership. Nonetheless, the separation distance between the windows is just over 21m which is considered to be sufficient to provide a suitable level of privacy to existing and future occupiers.

Following comments raised from the Environmental Health Officer regarding the noise modelling within the acoustic survey and the potential impact from the adjoining British Legion Club on the adjacent bedrooms, the acoustic report has now been updated.

The building needs attenuation for the noise levels to be acceptable. The EH recommends that the recommendations in section 8 of the noise report shall be followed so that noise levels in bedrooms meet the criteria in table 9 of the report. A section drawing of the wall linings have now been submitted and it is considered that the recommendations outlined in the updated noise impact assessment dated 16 January 2026 are acceptable.

As such, subject to conditions, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

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.’

The alterations and amendments to the building are considered to result in an improvement to the overall character and appearance of the street scene. As previously noted in this report, no. 45-47 Whalley Road is afforded a high level of visibility upon approach from the public realm, both upon entering and leaving the settlement of Clitheroe due to its prominent siting. In particular, the alterations to and the removal of render to the front elevation would provide a significant enhancement to the building, as well as the re-instatement of existing boarded up windows. The external staircase to the western elevation would not be highly prominent (although still visible). However, this feature is not unusual to the rear of commercial buildings in town centre locations. A landscaping plan can be secured by way of condition to finalise the hardstanding and soft landscaping features within the courtyard area and garden area to no. 47 to the west of the building. Refuse bins would be stored behind the existing wall which is considered to be an appropriate location.

Overall, the conversion would utilise appropriate materials that would contribute to the preservation of the character and appearance of the surrounding area, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

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

In addition, 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'.*

The Local Highway Authority (LHA) have provided comments on the scheme and they consider that the proposal would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to conditions.

They note that an amended plan has been submitted which shows that the existing gates and any proposed gates are to be removed. The access must be properly consolidated and surfaced in bound porous materials (not loose stone, gravel or grasscrete) for the first 5m into the site to prevent debris from being deposited onto the highway. This can be secured by way of planning condition.

The applicant has also provided a visibility splays drawing which shows that visibility can be achieved extending 25 metres along the nearside carriageway edge in both directions. There is an additional vehicle access that previously served an existing garage.

The LHA note that the existing gates are to be replaced with glazed doors to provide access into Unit 2 and a pedestrian access with glazed doors would be introduced along the Turner Street frontage, providing access to Unit 1. In addition, the LHA welcome the removal of the existing pedestrian access off Whalley Road and replacement with windows.

The pedestrian access to serve the four-bedroom dwelling has been amended so that the external railings are removed from the scheme and the positioning of the external steps would now be provided within the building.

The LHA has reviewed drawing number PL01 Rev D and note that six parking spaces are proposed within the parking area, allocated to the residential element of the development. Two spaces are designated for the four-bedroom dwelling and whilst the LHA would expect three off-street parking spaces for dwellings with four bedrooms or more, given the sustainability of the area, situated close to amenities and public transport options, the LHA would accept a shortfall of 1 parking space for the 4-bedroom dwelling. A condition should be added to any grant of planning permission that cycle storage is provided within the site for the residential property to further encourage and promote sustainable transport.

Four parking spaces are allocated for the flats. Drawing number PL02 Rev D indicates that three one-bedroom flats and one two-bedroom flat are proposed. In accordance with the LHA's parking standards (as set out in the Joint Lancashire Structure Plan), one-bedroom flats should be provided with one off-street parking space each, and two-bedroom flats should be provided with two. Although the LHA and Ribble Valley Borough Council have not yet updated their parking standards following the introduction of Class E use, the LHA applies an average of one car parking space per 35 square metres for Class E uses. Based on the internal floor layout, Unit 1 would require two parking spaces, and Unit 2 would require one. The LHA note that the site does not provide parking for the commercial units, however there are local public car parks within walking distance to the site which can be utilised for future business owners. The site is located within a sustainable location with good access to public transport and local amenities and there are also parking restrictions on the surrounding roads to control on street parking.

A number of conditions are recommended which include the submission of a Service Management Plan, Construction Traffic Management Plan and conditions relating to the implementation of car parking

provision, cycle storage and extension of the access, all of which are considered reasonable and relevant to the application.

The applicant has submitted a Construction Management Plan for no. 45 Whalley Road which the LHA consider to be acceptable. However, before further external works take place an additional construction management plan is required to address the other works related to the site, such as the removal of a pedestrian access featured on the corner of Walley Road and Turner Street, the creation of a new pedestrian access on Turner Street alongside any additional planned external works such as the removal of rendering and roof improvements. The CMP condition has been updated accordingly and the LHA have confirmed their agreement to the suggested amended wording to allow the works to no. 45 to take place in accordance with the already submitted CMP details.

Subject to the conditions outlined earlier in this report, the proposal is considered to accord with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

A preliminary bat roost assessment survey carried out on 1st July 2025 assessed the building to have a low level of bat roost potential. No evidence to suggest use by bats was recorded within the building at a time of year when such physical evidence would be expected. An emergence survey was carried out on 7th July 2025 where no bats were observed emerging from the building.

The Countryside Officer has been consulted on the application and confirms that the development can proceed in accordance with the Reasonable Avoidance Measures and mitigation included in the report, which could be secured by way of planning condition.

Turning to Biodiversity Net-Gain, the works would result in the creation of some areas of hardstanding on areas of sparsely vegetated urban land. A Biodiversity Net-Gain Assessment has been provided which states that baseline habitats of medium, low and very low distinctiveness were assessed as being present within the proposal site in January 2026. The current proposals would result in a - 81.66% habitat net loss and the habitat trading rules have also not been satisfied.

As such, given the nature of the proposal (residential development), there are no opportunities to generate net gains on site beyond what is already proposed. Therefore, the remaining net gains would need to be achieved through purchasing off-site habitat units from a habitat bank. A site has been identified within the Local Authority Area.

The mandatory BNG condition will ensure that the requisite details are provided to the LPA on how BNG is secured.

Other Matters:

Policy DME6 of the Ribble Valley Core Strategy states that:

'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- 1. preventing pollution of surface and / or groundwater*
- 2. reducing water consumption*
- 3. reducing the risk of surface water flooding (for example the use of sustainable drainage systems (suds))*

as a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. the use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact'.

Part of the site is located within Flood Zone 3, with a high risk of flooding from rivers and a low risk of flooding from surface water or groundwater. The proposal is for a change of use and as such, the sequential test is not required to be satisfied. The application is supported by a Flood Risk Assessment which concludes that the new flood prevention measures as outlined in the designing for flood resilience section of the report should be implemented to mitigate damage from flooding.

Following comments made from the Planning Officer with regards to the potential heritage conflict with the proposed flood mitigation measures, the assessment has now been updated which confirms that walls would be lining of existing stone walls with 600mm high cementitious board and all new internal walls would be constructed of masonry. In addition, the proposal would make good any existing damp proofing without introducing new damp proofing. With regards to fixtures and fittings, new fittings, fixtures and services would be installed approximately 450mm above design floor level.

In addition, the Environment Agency raises no objection of flood risk grounds.

As such, the proposal is considered to accord with Policy DME6 of the Ribble Valley Core Strategy.

Observations/Consideration of Matters Raised/Conclusion:

As such, taking account of the above matters, the proposed change of use is considered to accord with the relevant Policies outlined in the Ribble Valley Core Strategy.

With regards to the alterations proposed to the listed building, the insertion of a new glazed panel and doorway with an external staircase and the insertion of a mezzanine floor would result in less than substantial harm to the designated heritage asset. The NPPF requires that less than substantial harm be weighed against any public benefits and any harm be clearly and convincingly justified. The proposed development would result in some loss of historic fabric of the listed building. However, there are considered to be public benefits to the scheme in that the proposal would secure a viable use and secure the future of the designated heritage asset which has been redundant for some time. Having regard to the duty at section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in giving 'great weight' to the conservation of the designated heritage asset and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness, the proposal accords with the relevant Policies Ribble Valley Core Strategy Key Statement and the NPPF.

RECOMMENDATION:	That planning permission be granted subject to the imposition of appropriate conditions.
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