

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	SK	Date:	25.8.25	Manager:	LH	Date:	27.8.25

Application Ref:	2025/0594			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	Stephen Kilmartin			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey extension to provide storage
Site Address/Location:	Northcote Hotel Northcote Road Langho BB6 8BE

CONSULTATIONS:	Parish/Town Council
No representations 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 EN3: Sustainable Development and Climate Change Key Statement EC1: Business and Employment Development Key Statement EC2: Development of Retail, Shops and Community Facilities Key Statement EC3: Visitor Economy Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME5: Renewable Energy Policy DME6: Water Management Policy DMB1: Supporting Business Growth and the Local Economy Policy DMB3: Recreation and Tourism Development National Planning Policy Framework (NPPF)
Relevant Planning History: 2025/0260: Proposed single storey extension to provide additional function room. (Approved) 2023/0452:

Proposed construction of single storey pavilion restaurant. Change of use of grazing land to hotel grounds and to facilitate new vehicular access, parking and landscaping. (Approved)

2018/0795:

Proposed extension to provide additional function room, with associated patio areas. (Approved)

2014/0402:

Discharge of condition 4 of planning consent 3/2014/0154. (Approved)

2014/0382:

Non-material amendment to planning permission 3/2014/0154/P. Reduction of building from 3 storey to 2 storey. amendment of finished ground level from +76.00m to +77.0m resulting in a reduced ridge height of +87.65m. Overall number of bedroom suites reduced from 10 No. to 8 No. (Approved)

2014/0154:

Proposed construction of a new bedroom lodge building with guest bedrooms and access track and car parking. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Northcote Hotel, Langho. The application relates to an area of land adjoining the south-eastern extents of the main hotel building which currently accommodates an existing area of hardstanding.

The site lies within the designated open countryside, being located outside of any defined settlement limits. The application site is being bounded to the west by Northcote Road, with land associated with Northcote Stud bounding the site to the north and 'Langho Roundabout' bounding the wider site to the east. The area, save that for the hotel complex, is largely rural in character with a number of equestrian buildings/agricultural buildings being within the vicinity and a newly constructed residential development (Northcote Park) being located on the southern side of Longsight Road (A59) to the south.

Proposed Development for which consent is sought:

The application seeks consent for the reaction of a single storey extension to the existing Northcote Hotel building to provide an area for internal 'furniture storage'. The proposed single storey extension would be located at the south-eastern extents of the building. Being read in conjunction with the primary elevations of the building which are afforded the highest level of visibility from both Northcote Road and the A59. The main building has benefitted from a number of historic additions and alteration with the resultant footprint and elevational configuration resulted in a stepped and staggered built-form.

The extension will be constructed adjacent a recently approved, but as yet unconstructed extension granted consent pursuant to planning permission 3/2025/0260. The extension will be faced in red brick to match that found on the main building, benefitting from a partial hipped roof arrangement with quoin detailing. The extension will benefit from a footprint of approximately 3m by 9.3m with two 'false windows' being located on the south-east facing elevation of the extension.

Principle of Development:

The proposed development represents the extension of an existing well-established and well-renowned commercial enterprise/visitor attraction within the defined open countryside, as such Key Statements EC1 and EC3 and Policies DMG2, DMB1 and DMB3 are primarily, but not solely, engaged in respect of

assessing the acceptability of the principle of the development and its alignment or potential conflict with the aims and objectives inherent to the Ribble Valley Core Strategy.

In this respect Key Statement EC1 is broadly supportive of the expansion of existing business/commercial enterprises stating that *'the expansion of existing businesses will, wherever appropriate, be considered favourably'*.

With Key Statement EC3 further endorsing the aims of EC1 stating that *'proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities'*.

Policy DMG2 seeks to protect the countryside character by limiting development to that which is considered appropriate in a rural location. The development is proposed to build on the success of the existing business which includes Michelin starred restaurant and is a valuable tourism asset to the Borough. As such it is considered to satisfy policy DMG2, being essential to the local economy.

Policy DMB1 is engaged, affording general Development Management considerations in respect of such development stating that:

Proposals that are intended to support business growth and the local economy will be supported in principle. development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate. the borough council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

- 1. The provisions of Policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

The council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.

With Policy DMB3, in respect of tourism and visitor facilities/attractions, stating the following:

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

1. *The proposal must not conflict with other policies of this plan;*
2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
3. *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
4. *The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. where possible the proposals should be well related to the public transport network;*
5. *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
6. *The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. failing this then adequate mitigation will be sought.*

Taking account of the above, the adopted development plan is broadly supportive of sustainable economic growth and development proposals that result in the enhancement/expansion of existing businesses within the Borough. With in principle support also afforded to proposals that result in widening the spectrum and range of tourism and visitor facilities in the borough.

Given the proposal would result in increasing storage floorspace associated with a well-established commercial enterprise within the plan -area, it is not considered that the principle of the development will result in any direct strategic conflicts with the adopted development plan. In this respect, notwithstanding other development management considerations, the principle of the extension of the current facilities on-site raises no significant measurable nor quantifiable direct conflict with Key Statements EC1 and EC3 nor Policies DMB1 or DMB3 of the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

The application site lies within the grounds of Northcote Hotel, being devoid of any direct relationship with any nearby residential receptors. As such it is not considered that the proposed development will result in any measurable adverse impacts upon existing residential amenities that would warrant the refusal to grant planning permission on these grounds.

Taking the above into account the proposal raises no measurable conflict with Policy DMG1 of the Ribble Valley Core Strategy which seeks to protect existing residential amenity and ensure adequate levels of residential amenity for future occupiers of proposed residential development(s).

Visual Amenity/External Appearance:

In respect of the visual impact of the proposed extension, consideration must be given in respect of the potential for the proposed extension to result in undue impacts upon the character or visual amenities of the area.

In this respect, given the application site lies within the defined open countryside, Policy DMG2 is engaged which states that 'within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting'.

With Policy DMG1 being engaged in parallel with Policy DMG2, particularly 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 the following:

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 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.*
- 5. the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

ACCESS

- 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.*
- 3. Consider the protection and enhancement of public rights of way and access.*

AMENITY

- 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 proposed single storey extension would be located at the south-eastern extents of the building. Being read in conjunction with the primary elevations of the building which are afforded the highest level of visibility from both Northcote Road and the A59. The main building has benefitted from a number of historic additions and alteration with the resultant footprint and elevational configuration resulted in a stepped and staggered built-form.

The extension will be constructed adjacent a recently approved, but as yet unconstructed extension granted consent pursuant to planning permission 3/2025/0260. The extension will be faced in red brick to match that found on the main building, benefitting from a partial hipped roof arrangement with quoin detailing. The extension will benefit from a footprint of approximately 3m by 9.3m with two 'false windows' being located on the south-east facing elevation of the extension.

In this respect the scale of the proposed extension and the proposed external elevational language are considered to be sympathetic to the character of the existing building. As such, taking into account the scale, configuration and external design of the proposal, the proposed extension is unlikely to result in any adverse impacts upon the character or visual amenities of the existing building nor any measurable adverse impacts upon the character and visual amenities of the defined open countryside.

Taking account of the above matters, the proposal raises no measurable conflict with Policies DMG1 or DMG2 of the Ribble Valley Core Strategy which seek to protect against development that will result in adverse impacts upon the character or visual amenities of the immediate or wider area and the character of the defines open countryside.

Highways and Parking:

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

The application seeks to erect a building 24.8sqm floor area for the storage of tables and chairs to allow flexibility for hosting different types of events.

Access and parking:

There is an existing access on Northcote Road, which is a classified C546 and subject to a 30mph speed limit. There are no changes to the access proposed.

There is no loss of parking as a result of the extension, there is no requirement to increase the car parking as a result of the proposal.

Conclusion:

Lancashire County Council acting as the 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, capacity or amenity in the immediate vicinity of the site.

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:

The application relates to an existing hard-surfaced outdoor area, with no impacts upon existing trees or hedgerow of high landscape amenity values being resultant. In respect of the mandatory requirements in relation to Biodiversity Net gain, pursuant to Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The proposal would meet the 'de-minimis' exception insofar that it would not impact upon an area of or above 25 square metres of on-site habitat.

As such and taking account of the above matters the proposal raises no direct conflict with the aims and objectives of Key Statement EN4 and Policies DME1, DME2 and DME3 of the Ribble Valley Core Strategy which seek, amongst other matters, to ensure there are no adverse impacts upon habitats/protected species resultant from development.

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.