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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 December 2025 20:28
To: Planning
Subject: Planning Application Comments - 3/2025/0769 FS-Case-773518978

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Planning Application Reference No.: 3/2025/0769

Address of Development: 4 Abbeycroft, The Sands, Whalley, BB7 9TN

Comments: The proposed extension to number 4 Abbeycroft is on land outside the boundary shown on the title deed for the property and therefore appears to be on agricultural land owned by the applicants. Giving planning permission for an extension on this land would therefore appear to be a carte blanche for further property development on agricultural land within the conservation area. Another planning application from the applicants for their agricultural land within the conservation area was received on 14th November 2025 (3/2025/0905 - currently showing as invalid). This application was for a temporary tipi structure for 5 months of the year in connection with their commercial events company.

The refusal notice for a previous joint planning application appeal by one of the applicants, for her house at 1 Abbeycroft, included the following which are particularly pertinent to the development of the agricultural land within the conservation area:-

The Whalley Conservation Area Appraisal (The Conservation Studio consultants; adopted by Borough Council 3 April 2007 following public consultation) identifies:

- (ii) "Although 20th century housing development has impinged somewhat to the north of the town, the river setting and the many fields and open green spaces of Whalley provide an attractive rural character to the conservation area" (Summary of special interest);
- (iii) "The Sands is distinctly rural" (General character and plan form);
- (viii) "There are very few sites for development within the conservation area, given the tight urban form, the constraints imposed by the scheduled sites, and the many listed buildings. The open green spaces to the west of The Sands, marked on the Townscape Appraisal map, are a particularly valuable asset and should be protected from development" (Opportunities within the Whalley Conservation Area).

The previous refusal notice also included the following which is also relevant to this application:

It is also possible that the extension will have an impact on buried archaeological deposits. It seems possible (if improbable) that there would be monastic remains surviving here, but it is almost certain that there will be remains associated with the construction, use and alteration of the present

building.

The impact on the buried remains is not considered to be so high as to require the application to be refused, but the impact on the building itself and the setting of the adjacent Listed Buildings is still considered to be unacceptable.

If the Council are not persuaded by this argument and are of a mind to grant permission to the application, we would reluctantly advise that the impact on buried remains could be mitigated by a scheme of archaeological supervision and recording and that an appropriate condition should be attached to any consent granted, as noted in NPPF 141.