


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	20/01/2026	Manager:	LH	Date:	23/1/26
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Application Ref:	3/2025/0848			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	06/11/2025	Site Notice:	06/11/2025					
Officer:	MC							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Reserved matters application relating to appearance, landscaping, layout and scale following outline planning permission 3/2025/0289.
Site Address/Location:	Thornley Hall Farm, Up Bedlam Road, Thornley, PR3 2TN

CONSULTATIONS:	Parish/Town Council
Thornley with Wheatley PC raise no issues.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
RVBC Environmental Health Officer:	No comment.
RVBC Countryside Officer:	If the relatively short section of hedge shown to be cut back or coppiced and is not destroyed, it will rejuvenate and can be managed accordingly.
CONSULTATIONS:	Additional Representations
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Key Statement DS1– Development Strategy
Key Statement DS2– Presumption in Favour of Sustainable Development
Key Statement DMI2 – Transport Considerations
Key Statement EN3 – Sustainable Development and Climate Change
Key Statement EC1 – Business and Employment Development
Key Statement EN2 - Landscape

Policy DMG1- General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME1 – Protecting Trees and Woodlands
Policy DME2 – Landscape and Townscape Protection
Policy DME4 – Protecting Heritage Assets
Policy DMB1- Supporting business growth and the local economy
Policy DMH3 – Dwellings in the Open Countryside and AONB
Policy DME6 – Water Management

Relevant Planning History:

3/2025/0844

Approval of details reserved by conditions 6 (surface water drainage scheme), 8 (bird and bat box) and 9 (lighting scheme) on planning permission 3/2025/0289.
Pending Consideration

3/2025/0289

Outline application for the proposed erection of a farm workers dwelling with access applied for (all other matters reserved).
Approved with Conditions

3/2025/0307

Approval of details reserved by the statutory biodiversity condition and condition 5 (biodiversity gain plan)
on planning permission 3/2024/0877.
Approved with Conditions

3/2024/0877

Proposed access track and new covered storage facility.
Approved with Conditions

3/2024/0661

Proposed agricultural building for livestock including concrete yard and access track.
Approved with Conditions

3/2023/0549

Proposed erection of a two-storey detached farm workers dwelling with attached garage and the creation of a garden area and balancing pond.
Approved with Conditions

3/2022/0265

Proposed erection of a farm workers dwelling and the creation of a new access off the public highway.
Approved with Conditions

3/2020/0108

Proposed extension to previously approved general purpose store to adjoin existing agricultural building.
Approved with Conditions

3/2019/1073

Proposal to construct agricultural general purpose storage building to adjoin existing farm building.
Approved with Conditions

3/2019/0118

Extensions to agricultural building to house livestock.
Approved with Conditions

3/2019/0096

New agricultural building for livestock and storage.

Approved with Conditions

3/2019/0095

Proposal to construct further extension to approved agricultural building to provide storage and livestock housing.

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:**Proposed Development for which consent is sought:**

The proposed development is a reserved matters application following the granting of outline permission for the construction of a farm workers dwelling.

The outline consent allowed for a period of up to 3 years to submit reserved matters.

The reserved matters applied for are appearance, landscaping, layout and scale. Access has been approved as part of the Outline application (planning ref: 3/2025/0289). The site area is 0.095ha and the proposed dwelling would be two storeys with a dual pitched roof and would have an attached single storey garage and porch.

Prior to the determination of the application, there have been alterations to the fenestration and additional planting added to the site plan, following concerns raised by the Planning Officer on design grounds and the impact on the special qualities of the Forest of Bowland National Landscape.

Impact on Residential Amenity:

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

‘Planning policies and decisions should ensure that developments 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 users’.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

Residential amenity was considered at the outline stage but nonetheless, due to the closest residential property (outside the farmstead), being 53 meters to the North-East of the application site, the proposal would not likely result in any adverse overlooking, overshadowing, loss of light or overbearing impact.

The proposal therefore accords with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

The application site is located within the Forest of Bowland National Landscape and consists of agricultural grassland. The majority of the farmstead is to the North of the application site, on the opposite side of the road.

Paragraph 135 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, stating:
“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.”

With respect to development within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty), Paragraph 189 of the NPPF states:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

Key Statement EN2 of the Core Strategy states:

“The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.”

Furthermore, Policy DMH3 of the Core Strategy states:

“The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching Core Strategy vision.”

The proposed dwelling would be approximately 7.9m in height and would have an eaves height of approximately 5.1m. The dwelling would be constructed of natural stone with stone quoins and a slate roof with stone copings. To the front elevation, there would be a single storey, pitched roof porch with a timber door and window and attached garage would have a timber vehicle door with a timber pedestrian door. The windows would be black/dark grey powder coated aluminium frames with simple casement windows and stone surrounds, apart from the stairwell ‘feature’ window which would extend over two floors and would have six glazing panels.

The amount of glazing has been reduced overall and would now be similar to the level of glazing granted at the farmstead under planning ref: 3/2023/0549.

It is considered that whilst some of the hedgerow at the entrance is to be removed to facilitate upgrade works to the access, the dwelling is not considered to be highly prominent and due to its siting, to the south of the site and the presence of existing vegetation to the eastern and western boundaries, only fleeting views of the property would be obtained. Nonetheless, additional soft landscaping has been secured which includes the planting of 3 no. additional trees, which will help to screen the development in the long term. The site plan also shows the planting of a ‘Lancashire mix hedgerow’ along the site boundaries which is not considered to result in any significant visual harm given that the site is already located within a contained small field.

Subject to a condition to secure a sample of external materials, it is considered that the proposal would be acceptable and would conserve the special qualities of the Forest of Bowland National Landscape.

Highways Issues:

The approved access is from Up Bedlam Road and the impact on highway safety has been assessed as part of the Outline application with appropriate conditions attached.

The Local Highway Authority have provided comments on the scheme and they note that drawing Air/1164/3706/03 Revision A (now updated to Rev B to show additional planting), shows that a visibility of 47m can be achieved to the East and 49m can be achieved West. The drawing shows a section of vegetation that would need to be reduced and/or removed in order to achieve the visibility splay. The site plan, drawing Air/1164/3706/03 Revision B, also shows that the access is to be surfaced in a hard-standing material for at least the first 10m into the site.

The area inside the garage where a car is shown to be parked, would not meet the internal size requirements which should be approximately 3m x 6m. However, the driveway could provide adequate parking for up to 3 no. vehicles and allow room to turn. As such, this would not warrant refusal of the application.

The Highway Authority recommend a number of conditions, some of which relate to the access arrangements and have already been secured under the outline planning application. The agent does not agree to the inclusion of a construction management plan and on balance this would not be proportionate to the scale of development proposed as such a refusal of the application on this basis would not be justified.

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

Ecology/Landscaping

An Arboricultural Report has not been submitted, however the proposed dwelling would be sited outside the Root Protection Area of trees along the northwestern boundary. As such, it is not considered the proposal would impact on any trees within the site.

The Countryside Officer has commented that if the relatively short section of hedge shown to be cut back or coppiced and is not destroyed, it will rejuvenate and can be managed accordingly. However, as this hedgerow removal is required for visibility, it is required to be removed. The existing hedge would remain in situ and alternative landscaping has been secured which includes the planting of 3 no. additional trees, which will help to screen the development in the long term.

Other matters

All other relevant material considerations are considered acceptable with the imposition of suitable conditions for the provision of car parking and landscaping and appropriate materials.

Conditions relating to the restriction of occupation, drainage and access were attached to the outline permission.

Observations/Consideration of Matters Raised/Conclusion:

The main issues relate to visual amenity, residential amenity, design and materials and internal driveway/parking layout. In relation to the proposed building, the design, materials and scale are considered to be appropriate to the character and appearance of the surrounding area and would conserve the special qualities of the Forest of Bowland National Landscape.

Subject to appropriate further conditions, the proposal is considered to be acceptable.

RECOMMENDATION:

That reserved matters approval be granted subject to conditions.