

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	SK	Date:	25.11.25	Manager:	LH	Date:	27.11.25

Application Ref:	2025/0867			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	5.11.25	Site Notice:	5.11.25	
Officer:	Stephen Kilmartin			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of part of an existing building and creation of a new space for delivery vehicles.
Site Address/Location:	Primrose Mill Business Park Primrose Road Clitheroe BB7 1DR

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.
Seven letters of representation have been received objecting to the proposal on the following grounds:	
• The proposal will facilitate an increase in the number of heavy goods vehicles accessing the site • Safety concerns • Impacts upon the immediate highway • Noise impacts • Concerns regarding the submitted Bat Survey	

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 DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME6: Water Management Policy DMH1: Affordable Housing Criteria Policy DMB1: Supporting Business Growth and the Local Economy Policy DMB5: Footpaths and Bridleways
Relevant Planning History: 2024/0325:

Proposed access alterations involving removal of existing wall nibs to widen gateways to the existing site entrance to improve space for delivery vehicles. New metal security gates fitted to suit set into the site. (Approved)

2016/0224:

Shipping container in rear yard of premises for storage purposes. (Approved)

2015/0642:

Application for removal of condition 5 - bat roosting site from planning permission 3/2012/0558. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a vehicular access point that currently serves an existing DMB1 allocated Existing Employment Area known as Primrose Mill Business Park. The application site is within and towards the southern extents of the defined settlement limits of Clitheroe, being located off Primrose Road. To the east of the application site is located a row of detached dwellings with the remainder of the immediate site context being largely commercial in character.

Proposed Development for which consent is sought:

The application seeks consent for the demolition of an existing building adjacent the entrance to the Primrose Mill Business Park and the creation of a dedicated parking bay to accommodate large delivery vehicles serving the wider site. The submitted details propose the demolition of the existing building which is of a gabled form, faced in red brick with Tile roof.

Principle of Development:

The submitted details seek consent for improvements to a designated Existing Employment Area (DMB1 Allocation) through the creation of a dedicated parking bay to accommodate delivery vehicles that may be delivering/picking up goods from the wider site. As such, and given the proposal seeks to facilitate the creation of an improved access point, subject to other technical development management considerations, the principle of the development raises no significant direct measurable conflict with Policy DMB1 nor the overarching Development Strategy for the Borough.

Impact Upon Residential Amenity:

Given the proximity of the site access to that of existing residential receptors, consideration must be given in respect of the potential for the proposal to result in measurable undue impacts upon the residential amenities of nearby affected residential occupiers.

A small number of existing residential receptors are located to the east of the application site. However, given the nature of the proposed works and alterations it is not considered that there will be any significant measurable undue impacts upon the residential amenities of the occupiers of these dwellings. Particularly insofar that the proposal will facilitate and provide for an improved vehicular parking area to serve vehicles that already access and utilise the site, with no additional impact(s) being resultant from the proposal.

As such, and taking account of the above matters, it is not considered that the proposal will result in any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential

amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

The application seeks consent for the demolition of an existing building adjacent the entrance to the Primrose Mill Business Park and the creation of a dedicated parking bay to accommodate large delivery vehicles serving the wider site.

The demolition of the existing building is likely to result in a negligible impact upon the character and visual amenities of the area, particularly insofar that existing site is largely utilitarian and industrial in appearance and character. Furthermore, the creation of a dedicated parking area in-lieu of the existing building is once again unlikely to result in any adverse measurable visual impacts upon the area, particularly insofar that the wider site current accommodates a number of existing parking bays

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to protect against development that would result in adverse impacts upon the character or visual amenities of the area.

Highways and Parking:

The proposal will not result in alteration to the existing access point nor result in any fundamental changes to the internal highways arrangement of the site. In this respect it is considered that the creation of a dedicated parking bay for delivery vehicles will likely result in an improvement in the internal highways arrangement of the Business Park, with additional benefits being likely in respect of reducing the number of vehicles that park on Primrose Road when deliveries are being undertaken.

As such the proposal raises no significant measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure, parking provision, vehicular manoeuvring areas and sustainable methods of travel are brought forward to accommodate and serve existing and proposed development.

Landscape/Ecology:

Given the application relates to the motion of an existing building, the application has been accompanied by a Bat Survey to assess potential impacts upon protected species. The submitted report concludes that the building to be demolished has low potential to accommodate bats with the removal of the associated walling unlikely to impact upon any roost habitat.

Taking account of the above matters, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

The development is exempt from the mandatory Biodiversity Net Gain (BNG) requirements, falling within the de minimus exemption.

Other Matters:

The building and land to which the application relates is located directly adjacent the route of Public Right of Way FP17b, as such Policy DMB5 is engaged in respect of determining as to whether the proposal would result in any undue impacts upon the nearby right of way.

The existing right of way runs north to south parallel to the building to be demolished to facilitate the creation of a parking bay/area to serve and accommodate delivery vehicles, with the right of way being unaffected by the proposed works.

Whilst it is accepted that the demolition of the existing building and the creation of a vehicular parking bay will to some degree alter the visual experience of the user of the right of way. Given the already commercial industrial and utilitarian appearance of the area and the buildings within in the vicinity, the impact(s) of the proposed development upon the right of way are considered to be largely neutral.

Taking account of the above matters, the proposal does not raise any significant measurable conflict(s) with Policy DMB5 of the Ribble Valley Core Strategy which seek to protect against development proposals that would result in undue impacts upon the Public Rights of way Network within the Borough.

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.