


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	02/02/2026	Manager:	LH	Date:	04/2/26
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Application Ref:	3/2025/0935			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	07/01/2026	Site Notice:	07/01/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Regularisation for the proposed development of 3No. holiday cottages following planning permission being granted for 10No. holiday cottages (application reference 3/2017/0357).
Site Address/Location:	Lower Moss Farm, Lower Lane, Longridge, PR3 2YH

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EC3: Visitor Economy Key Statement DMI2: Transport Considerations</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DMG3: Transport and Mobility Policy DME6: Water Management</p> <p>Adopted Longridge Neighbourhood Development Plan</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2017/0357 Application for full consent for the construction of ten, two storey holiday cottages, including associated parking and access, landscaping and associated works in connection with existing holiday park. <i>Approved with Conditions</i></p>

3/2012/0426

Application for full consent of a static caravan/lodge park for 19No. pitches.

Approved with Conditions

3/2007/0060

Application for full consent for the change of use of poultry farm to form a 21 pitch static caravan park and ancillary building.

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The site comprises a stone built 1.5 storey structure and area of hardstanding, located to the south of Lower Moss Farm. The site is accessed off a private access track which also serves Public Right of Way FP0302054. There are two further footpaths adjacent to the site, FP0302052 which is approximately 46m to the north of the site and FP0302056 which runs through the holiday park to the south of the application site.

The site is located outside the settlement boundary of Longridge, within the Open Countryside but is located within the adopted Longridge Neighbourhood Plan Area.

Proposed Development for which consent is sought:

The development is for the retrospective erection of a building for 3 no. holiday cottages with associated parking and new vehicular access off the track from Lower Lane.

It should be noted that planning permission was granted under planning ref: 3/2017/0357 for the erection of 10 holiday cottages, arranged in three 1.5 storey buildings. This development was not fully implemented in accordance with the approved plans and as such, the applicant seeks the regularisation for the erection of 3 no. holiday cottages in a similar position to the approved southern building.

The building that has been constructed is 1.5 storey and is constructed from stone, with a slate roof. There are 3 no. pitched roof dormers inserted to the front elevation and 6 no. to the rear. The windows are uPVC frames in anthracite grey and the building also has two stone built chimneys. Access to the holiday lets is through rear patio doors and there is living accommodation on the ground and first floors, with each holiday unit having 2 no. bedrooms. When the planning officer visited the site, the building was mostly constructed with building materials being stored adjacent to the building. The parking area was also not fully completed and the access into the site from the private track has not yet been fully implemented and is separated by hedgerow.

Principle of Development:

As previously stated, planning permission has already been granted for a larger holiday let scheme under planning ref: 3/2017/0357.

Key Statement EC3 of the Ribble Valley Core Strategy relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged.

As with the approved scheme, it is considered that the development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.

The application site is located in the Open Countryside. Policy DMG2 of the Ribble Valley Core Strategy is also of relevance and makes provision for development outside of the Borough's defined settlement areas on the basis of the development in question meeting at least one of the following considerations:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

In addition, Policy DMB3 relates specifically to recreation and tourism development. Tourism and visitor attractions are generally supported 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.*

With regards to Policy DMG2, the development is considered to constitute a small-scale tourism use and has been previously assessed as an appropriate location for such a use. In addition, there are other holiday lets located to the south of the site and as such, the siting of an additional holiday building would not be out of keeping with the nature of development in this location.

As such the development is considered to accord with Policy DMG2 of the Ribble Valley Core Strategy.

With regards to Policy DMG3, there would be fewer car movements to and from the site from the proposed development of 3 units in comparison to the previous scheme. The proposal is considered to comply with the aims of Key Statement DMI2 and the Local Highway Authority recommend a condition for the provision of cycle storage to be secured by condition to encourage sustainable travel.

The acceptability of the criteria of Policy DMB3 shall be assessed later in this report.

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.

Policy LNDP3 of the Longridge Neighbourhood Plan also states that proposals should:

“Have no significant adverse impact on residential amenity for existing and future resident” or

“Do not contribute to, or suffer from, adverse impacts arising from noise”.

The holiday lets would be of the same design as previously approved and would be located in a similar location. There is a separation distance of approximately 29m between the holiday lets and the holiday lets to the rear. Given the separation distances to nearby residential receptors is over 60m, the development is not considered to result in any adverse impact on neighbouring properties by way of overlooking, overshadowing, loss of light or overbearing impact.

Visual Amenity/Design:

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 also states that all development must:

- 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.*

In addition, Policy DMG2 also 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. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build”.

Policy DME2 also states that:

“Development proposals will be refused which significantly harm important landscape or landscape features”.

Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan states that:

“All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings”.

The application site occupies a relatively isolated position down a track which serves Lower Moss Farm and the holiday lets to the south of the application site. As such the development site is not highly accessible or visible to the public. It is however accepted that the track which serves the application site is also a public right of way, and a right of way also crosses through Lower Moss Farm, to the north of the development.

Nonetheless, the building is viewed in conjunction with the existing/adjacent buildings and dwellings at Lower Moss Farm and it is not considered that the building is excessively large in size and scale as to dominate the landscape. The design has already been approved in 2017 under the same planning policies and in addition, the dormers are modest in size and set down from the main roof ridge, appearance as first floor windows and reducing the overall scale and massing of the building compared to if they were set higher in the roof slope. In addition, the sample of materials provided on the elevation plan are considered to be acceptable.

Given the above, this would not warrant refusal of the application on design grounds and the Council are satisfied with the overall design/layout and scale of the building. A condition requiring the landscaping scheme to be submitted to the LPA and implemented on site should be added to any grant of permission as the final details have not been submitted with the application.

Subject to the above, the proposal is considered to accord with Policy DMG1, DMG2 and the design criteria of Policy DMB3 of the Ribble Valley Core Strategy, as well as Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan.

Highways/Parking:

The Local Highway Authority have provided comments on the scheme. They note that the site would be accessed via an existing access onto a private access track subject to a 30mph speed limit. The private access track also forms Public Right of Way, FP0302054 and whilst the private access track is limited in width, there are places to give way along its length, which reduces conflict.

They note that given the holiday units are two bedrooms, they would usually seek 2 no. parking spaces per dwelling. However, when considering the size of the gravel driveway shown within the plan, the LHA are of the opinion that 6 off-street parking spaces, alongside acceptable manoeuvring space, can be achieved.

Given that the majority of the building out works have been undertaken, it is not considered that a condition to secure a Construction Management Plan would be appropriate. The recommended condition to secure the car parking and manoeuvring space prior to first occupation is however reasonable to ensure there is sufficient parking provided and retained and to reduce any inappropriate parking.

As such, the proposal accords with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Other matters:

With regards to Biodiversity Net-Gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is retrospective.

It should also be noted that prior to the commencement of development, details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites should have been submitted to the Council for approval. As this condition was not discharged, it would not be unreasonable to request these details within 3 months of the decision notice being issued.

With regards to flood risk and drainage, 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."

The previous application was subject to a drainage condition as requested by the Lead Local Flood Authority as the previous scheme was a major application. Nonetheless, the drainage scheme has been updated which also includes an assessment of flood risk as part of the access road to Lower Road is at risk of surface water flooding.

This report confirms that the nature of the geology of the site means that infiltration back into the ground is not feasible. A watercourse lies along the development site's western boundary and surface water drainage would be installed to collect water from the new buildings roofs and attenuated to 2.0 l/s prior to discharging into the watercourse that flows along the development site's western boundary. Attenuation is provided by the inclusion of a surface pond. In addition, the agent has confirmed that the 2.0l/s is the green field runoff rate.

The report also confirms that surface water runoff from the informal internal access and footpaths would be allowed to naturally drain at their edges into a stone filter drain and the soil upper strata where it would be stored and will be either taken up by plants or evaporated. A management and maintenance scheme has also been provided within the drainage strategy which would lie with the site owner.

With regards to flood risk at the site access, part of the existing access road into the site from Lower Lane has a low yearly chance of flooding both now and between 2040 and 2060. The depth of water is identified as being less than 200mm and a low yearly chance means that this area has a chance of flooding of between 0.1% and 1% chance each year. Whilst no work is planned for the existing access road from Lower Lane, the access would continue to serve the existing site. The drainage report confirms that should surface water flooding occur on part of the existing access road, then the depth of water has been identified as being less than 200mm and it is considered that the access road will be able to be navigated.

As such, it is concluded that there are no issues relating to flood risk or drainage of the site, in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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 subject to conditions.

RECOMMENDATION:	That planning consent be granted.
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