


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	5/6/26	<b>Manager:</b>	LH	<b>Date:</b>	5/6/26
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<b>Application Ref:</b>	3/2025/0951			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
<b>Date Inspected:</b>	25/3/26	<b>Site Notice:</b>	25/3/26	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Reserved matters application relating to access, appearance, landscaping, layout and scale for the erection of an agricultural worker's dwelling following outline planning permission 3/2021/0674.
<b>Site Address/Location:</b>	Lower Edge Farm, Tinklers Lane, Slaidburn, BB7 4TP.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Slaidburn and Easington Parish Council:</b>	Queries made with regards to the size of the proposed dwelling along with an observation that an agricultural worker's dwelling has already been constructed within the vicinity of the application site.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One objection has been received in relation to the proposal which raises concerns in relation to an egg production unit and water supply however the former of these concerns does not directly relate to the current proposal and issues pertaining to water supply do not fall within the remit of material planning consideration and as such cannot be assessed under this application.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy                  Key Statement DS2: Sustainable Development                  Key Statement EN2: Landscape                  Key Statement EN5: Heritage Assets                  Key Statement DMI2: Transport Considerations                  Policy DMG1: General Considerations                  Policy DMG2: Strategic Considerations                  Policy DMG3: Transport &amp; Mobility                  Policy DME4: Protecting Heritage Assets                  Policy DMH3: Dwellings in the Open Countryside and AONB</p> <p>Planning (Listed Buildings and Conservation Areas) Act</p> <p>National Planning Policy Framework (NPPF)</p>
<b>Relevant Planning History:</b>

**3/2024/0708:**

Prior notification for agricultural storage building 60m long, 15m wide, 4m high to eaves 7m high to ridge (Permission Not Required)

**3/2021/0674:**

Outline planning application for the erection of one agricultural worker's dwelling (all matters reserved (Approved)

**3/2008/0794:**

Proposed change of use of agricultural land to allow the erection of a stable and kennel block for private use (Approved)

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

The application relates to a farmstead situated on the Eastern outskirts of Slaidburn within the Forest Of Bowland National Landscape. Access to the application site is from Wigglesworth Road via a single width access track leading to an area of hardstanding which previously accommodated a stable building, with this area of hardstanding forming the basis of this application. Portal framed agricultural buildings lie just to the South-east of the application site with the residential properties of Lower Edge Farm (Grade II Listed), Tinklers Cottage and Tinklers Lodge lying just to the South-west of the site. The wider area comprises a mixture of woodland, agricultural land and open countryside.

**Proposed Development for which consent is sought:**

The proposed development is a reserved matters application following the granting of outline permission (application 3/2021/0674) for the construction of a farm workers dwelling in July 2025.

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

The reserved matters applied for are access, appearance, landscaping, layout and scale.

The site area is 0.1 ha and the proposed dwelling would be two storeys with a pitched roof, integral garage and front porch.

Prior to the determination of the application, there have been alterations to the sequence of fenestration within the proposed dwelling along with changes to the design of the dwelling's access gates and a revised site layout showing indicative soft and hard landscaping, all of which have been provided 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 Upon 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.

In this instance, the proposed dwelling would be sited approximately 35 metres away to the North-east of the nearest neighbouring receptor of Lower Edge Farm and as such would not pose any issues with regards to loss of privacy, natural light or outlook. In addition, the submitted proposed plans show that all habitable rooms within the proposed dwelling would be served by a sufficient quantity of window openings therefore future occupants of the dwelling would receive adequate levels of natural light and outlook.

In light of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future occupants of the proposed dwelling. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

#### **Visual Amenity/External Appearance:**

Paragraph 135 (c) 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 general design guidance as follows:

*'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 Areas Of Outstanding Natural Beauty (now known as National Landscapes), 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 Areas of Outstanding Natural Beauty.'*

The above is reiterated within Key Statement EN2 of the Core Strategy:

*'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. 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.'*

With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

In this instance, the proposal seeks to introduce a two storey dwelling to the site which at present solely comprises an area of hardstanding however the proposed dwelling would be sited on the footprint of previous built form (the now demolished stable building) with the footprint of the dwelling being smaller than the previous stable building. In addition, the proposed dwelling is not considered to be oversized with regards to its height and cubic volume and would also be sited in reasonably close proximity to existing agricultural buildings and the residential property of Lower Edge Farm, with the proposed dwelling not exceeding these buildings in terms of size. As such, the proposed dwelling would

read as a proportionate addition to the site that would be read in the context of the site's existing built form.

Furthermore, following negotiation some minor revisions to the design of the proposed dwelling have been secured which include the use of timber window frames and doors (instead of the previously proposed PVC design) along with a revised scheme of fenestration whereby the proportions of the dwelling's front and rear first floor window openings have been reduced so as to appear subservient to the dwelling's larger ground floor window openings. In addition, the proposed dwelling would be detailed in stone and slate which would be wholly in keeping with the rural vernacular of dwellings within the locality. As such, the proposed dwelling would read as a congruent addition to the site in the context of the site's rural setting.

Indicative details of hard and soft landscaping have been provided on the submitted proposed site plan which proposed the introduction of a 1 metre high random stone boundary wall to enclose the dwelling's domestic curtilage area along with hardstanding and a lawned area, all of which are considered to be acceptable, subject to further details being provided with regards to the proposed use of materials. The original application submission included the proposed installation of an ornately designed electric wrought iron sliding gate however this feature was considered to be at odds with the rural character of the site and as such has since been replaced with electric swinging timber gates which are considered to be more appropriate for the character of the site, subject to further details being provided with regards to their materiality and appearance.

The proposed dwelling would be sited within the setting of the Grade II Listed Building Lower Edge Farm however the application's heritage statement shows that the proposed dwelling would be offset approximately 40 metres away to the North-east of the listed farmhouse whereby the proposed dwelling would only be read in the context of the farmhouse's rear elevation (which holds less significance than the property's principal elevation and appears to have already been subject to some modern alterations). Furthermore, the adjacent heritage asset is already read in the context of the modern farm buildings within the farmstead. Consequently, it is not considered that the proposed development would detract from the character and appearance of the Grade II Listed Building Lower Edge Farm.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area and would therefore conserve the character of the surrounding National Landscape. In addition, it is not considered that the proposed development would be harmful to the setting of the adjacent heritage asset. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Key Statement EN2 and Policy DMG1 of the Core Strategy.

#### **Highways and Parking:**

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

#### **Landscape/Ecology:**

##### Protected Species

Previous outline application 3/2021/0674 proposed the demolition of an existing stable building in order to accommodate the approved farm worker's dwelling. In light of this, a Preliminary Bat Roost Assessment was provided in support of the aforementioned application which found no evidence of any bat related activity within the former stable building. As such, no further survey work was recommended

however mitigation measures were recommended in the report with regards to the timing of works and compensatory bird and bat box features to be installed within the site, all of which were secured through the imposition of conditions 5 and 6 imposed on planning consent 3/2021/0674 which were to be complied with prior to demolition of the stable building. Notwithstanding this, the stable building in question has since been demolished (date unknown) however no details pertaining to compensatory bird and bat box features to be installed within the site have been provided to date. As such, a condition has been imposed on this consent which requires further details of these compensatory measures to be provided prior to the commencement of any works on site.

### BNG

The proposed development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as original outline planning consent application 3/2021/0674 was submitted prior to the introduction of the BNG legislation.

### **Other Matters:**

#### Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies a portion of the application site as being at risk of flooding from surface water however the identified extent of surface water flood risk lies within the nominal risk threshold (0.1 % / 1 in 1000 annual flood risk probability) with analysis showing the identified extent of flood risk as being limited to a very small area of the site's access track adjacent to the location proposed for the dwelling's access gates. Accordingly, the proposed development raises no significant concerns with respect to flood risk.

### **Observations/Consideration of Matters Raised/Conclusion:**

The proposed development would not have any undue impact upon the amenity of any neighbouring residents or future occupants of the development, nor is it considered that the development proposed would be harmful to the visual amenities of the area or setting of the Grade II Listed Building Lower Edge Farm. Furthermore, no concerns are raised with respect to impacts upon highway safety and or the ecology of the area.

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

### **RECOMMENDATION:**

That reserved matters approval be granted subject to the imposition of conditions.