

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	12/6/26	Manager:	LH	Date:	16/6/26

Application Ref:	3/2025/0956			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	~	Site Notice:	1/5/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed installation of a stand-alone Changing Places Pod adjacent to existing toilets.
Site Address/Location:	Stephen Park, Hole House Lane, Slaidburn, BB7 4TS.

CONSULTATIONS:	Parish/Town Council
Slaidburn and Easington Parish Council:	Consulted 27/4/26 – no response received.

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

CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable development Key Statement EN2: Landscape Key Statement EC3: Visitor Economy Policy DMG1: General considerations Policy DMG2: Strategic considerations Policy DMG3: Transport And Mobility National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2013/0451: Proposed single storey toilet facilities building for use by day visitors at Gisburn Park (Approved) 3/2011/0168: Development of a visitor hub to support existing day visits to Gisburn Forest. Proposed works include: improvements to existing access track at its interface with public highway, construction of passing places on said track, construction of 100 vehicle capacity car park, construction of all ability trail, construction of cycle trails to link with existing network, construction of cycle training trails, erection of circular drystone wall to create elevated view platform and trailhead, use of agricultural land as recreation space,

adaptation of agricultural land as wetland habitat, siting of temporary trailer toilets. Signage and interpretation to facilitate all of the above (Approved)

3/2011/1019:

Proposed change of use of barn to cafe and visitors centre. New internal door, alterations to boundary wall, provision of cycle stand and creation of new footpath (Approved)

3/2011/1018:

Proposed change of use of barn to cafe and visitors centre. New internal door, alterations to boundary wall, provision of cycle stand and creation of new footpath (Approved)

3/2006/0474N:

New Cycle Track (Permission Not Required)

3/2004/0163:

Installation of a children's adventure trail play area on a designated piece of land adjacent to the staff flat (Approved)

3/2003/0961:

To install a rear access door in the study of the coach house to replace a window. The rear door will be in the same style as the front door (Approved)

3/2002/0306:

Erection of a satellite dish on rear gable of barn (Approved)

3/2002/0303:

Addition of 750mm diameter satellite dish to the rear of barn a (listed building consent) (Approved)

3/1999/0503:

Refurbish existing Stephen park buildings - main house, barn a, barn b coach house & oasthouse, into full board accommodation facility for community volunteer groups in Knowsley area (Approved)

3/1999/0504:

Refurbish existing Stephen park buildings - main house, barn a, barn b coach house & oasthouse, into full board accommodation facility for community volunteer groups in Knowsley area (LBC) (Approved)

3/1997/0354:

Internal alterations and essential alterations (Approved)

3/1997/0355:

Internal alterations and essential alterations (listed building consent) (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a car park and toilet block located on the North-eastern outskirts of Slaidburn with the car park and toilet block serving Gisburn Forest Hub. Access to the application site is from the South-west from Hole House Lane with the application site lying within the Forest Of Bowland National Landscape. The application site accommodates a gabled roof toilet block consisting of a stone and slate detail with an area of hardstanding serving as car park adjoining the Southern extents of the toilet block. The application site lies within the interior of Gisburn Forest with Gisburn Forest Hub lying approximately 180 metres away to the North-east of the application site. The wider surrounding area comprises extensive woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a detached building which would accommodate an accessible toilet, shower and changing facilities.

Principle of Development:

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

In addition, Policy DMG3 of the Ribble Valley Core Strategy states that considerable weight should be given towards proposals which make provisions for access to developments for pedestrians, cyclists and those with reduced mobility.

In this instance, the proposal seeks to introduce a modestly sized building to the application site which would provide modular toilet, shower and changing facilities for individuals with mobility impairments. As such, the proposed development would result in the creation of accessible and inclusive facilities for individuals visiting the site with reduced mobility which in turn would align with the above objectives of Paragraph 135 (f) of the NPPF and Policy DMG1 of the Core Strategy. The proposed development is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations.

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 whilst providing adequate day lighting and privacy distances.

In this instance, the proposed building would be located at considerable distance from the nearest residential receptors to the application site and as such would pose no issues with regards to loss of privacy, natural light or outlook. The proposal 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 additional 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 National Landscapes (previously known as Areas 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 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.'

In this instance, the proposed modular building would be a modestly sized structure with regards to its footprint, height and cubic volume, with the proposed building being a smaller structure than the existing toilet block building on site and being sited immediately adjacent to the South of the aforementioned toilet block. In addition, the proposed building would comprise of a stone based foundation with timber cladded elevations detailed to match the colouring of the stone based elevations of the adjacent toilet block. Consequently, it is considered that the proposed building would read as a proportionate and congruent addition to the site that would appropriately assimilate with the site's existing built form.

In light 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. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF 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:

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Other Matters:

Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies sections of the application site's access track as being at risk of flooding from surface water however the identified extents of surface water flood risk lie within the nominal risk threshold (0.1 % / 1 in 1000 to 3.3 % / 1 in 30 annual flood risk probability) with analysis showing the identified extents of flood risk as being limited to sporadic areas on the site's access track. Accordingly, the proposed development raises no significant concerns with respect to flood risk.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity or the visual amenities of the area. Furthermore, the development as proposed does not raise any concerns with respect to highway safety, the ecology of the area or flood risk.

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.