


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	7/4/26	Manager:	LH	Date:	8/4/26
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Application Ref:	3/2026/0003			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	18/2/26	Site Notice:	18/2/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed change of use from residential accommodation to retail gallery and art studio.
Site Address/Location:	3 Church Street, Slaidburn, BB7 3ER.

CONSULTATIONS:	Parish/Town Council
Slaidburn and Easington Parish Council:	Consulted 17/2/26 – no response received.

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

RVBC Environmental Health:	No objections.
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CONSULTATIONS:	Additional Representations.
One letter of support has been received in relation to the proposal.	

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 EN5: Heritage Assets
- Key Statement EC1: Business and Employment Development
- Key Statement DMI2: Transport Considerations
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport & Mobility
- Policy DME4: Protecting Heritage Assets
- Policy DME6: Water Management
- Policy DMB1: Supporting Business Growth and the Local Economy

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1996/0673:

Conversion of disused shop to form residential accommodation (Approved)

BO 246:

Proposed conversion of warehouse into shop and post office (Approved)

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

The application relates to a two storey end terraced property situated within the defined settlement area of Slaidburn within the Forest Of Bowland National Landscape. No. 3 Church Street occupies the front ground floor space of the application property with No. 1 Church Street occupying the rear ground floor and first floor spaces of the property. No. 3 Church Street has historically been used as accommodation for the Hark To Bounty Inn (as approved under previous application 3/1996/0673) however the property has remained vacant since October 2024 following the expiration of the lease for the Inn. The application site lies within a predominantly residential area within the Slaidburn Conservation Area with the wider surrounding area comprising a mixture of woodland, agricultural land and open countryside. The application property holds Grade II Listed Building status with its listing description reading as follows:

'Former shop, c.1840, converted into residential use in about 1996. Squared watershot sandstone with projecting rock-faced quoins and slate roof. Two storeys, three bays. Windows have projecting chamfered stone surrounds and hoods. The ground-floor windows have wooden mullions and transoms. The first floor windows have glazing bars, the outer ones also having wooden mullions. The central window is smaller and has a segmental head. The door has a chamfered stone surround with triangular head and hood. The stone gutter brackets are paired. Gable stacks. At the rear a projecting wing forms an L-plan. The roof is square on plan and oversails at the south-east corner on timber supports. At the rear is a first floor window with plain stone surround, a door with similar surround and a C17th lintel re-set over it, and an external stone stair to a first floor door.'

Proposed Development for which consent is sought:

Planning consent is sought for a change of use of the application property from hotel accommodation (Use Class C1) to a retail gallery (Use Class E (a)) and artist's studio (Use Class E (g)).

Principle of Development:

Policy DMB1 of the Ribble Valley Core Strategy seeks to support proposals intended to support business growth and the local economy in principle, on the basis of the development in question being compatible with the other Development Management Policies of the Core Strategy, with the relevant policies in this instance being Key Statement EC1, Policy DMG1 and Policy DMG2.

Key Statement EC1 of the Ribble Valley Core Strategy states that developments that contribute to the strengthening of wider rural and village economies will be supported in principle.

Policy DMG1 provides general guidance with respect to the impact of proposals for development upon existing amenities, with a stipulation that all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

Policy DMG2 supports small scale uses appropriate to a rural area within the Borough's Tier 2 villages where a local need or benefit can be demonstrated.

In this instance, the proposal relates to a small scale business which would occupy a modest floorspace area. The application's supporting information states that the retail gallery component of the proposal would be at the forefront of the business through promoting and showcasing local artists and crafters from within the local area, with the artist's studio component of the business supplementing the retail gallery element with the applicant's own artwork. Whilst only a modest quantity of visitors to the site is anticipated by the applicant it is likely that such visitors would also use and frequent the village's public car park and additional businesses which include the Riverbank Tearooms, Slaidburn Central Stores and Flowers From The Heart. In addition, it is stated that the applicant's website would be used to sell and promote the items within the retail gallery to an online customer base which in turn would help to financially support the proposed business through the village's quieter winter months. Furthermore, the proposed business would be located in close proximity to other commercial establishments within the village and it is not anticipated that the proposed change of use would be unduly harmful to the amenity of any adjoining or neighbouring residents (this issue is assessed in more detail in the 'Impact Upon Residential Amenity' section of this report further below). Consequently, the proposed development would constitute a small scale use appropriate to a rural area which in turn would contribute to the strengthening of Slaidburn's village economy, with the online sales component of the proposal supporting the growth of the applicant's business. Furthermore, the proposed change of use would be compatible with the existing small scale commercial uses within the village and would have no adverse impacts upon neighbouring amenity. The proposal would therefore accord with the aims and objectives of Key Statement EC1 and Policies DMB1, DMG1 and DMG2 of the Core Strategy.

The National Planning Policy Framework defines retail developments and art galleries as main town centre uses. Paragraph 91 of the NPPF states that local planning authorities should apply a sequential test to planning applications for main town centre uses not located within an existing centre however Paragraph 93 of the Framework clarifies that this sequential approach should not be applied to applications for small scale rural development. In this instance, the proposed development relates to a small scale business operation within a rural area that would occupy a modest area of floorspace therefore application of the sequential test is not considered to be necessary in this instance.

For the above reasons the proposed development is therefore considered to be acceptable in principle, subject to an assessment of additional material planning considerations.

Impact upon Listed Building, character & appearance of Conservation Area and setting of Listed Buildings:

No physical works are proposed to the interior or exterior of the application property as part of the proposed change of use therefore the proposed development would have no impact upon the character and appearance of the application property, Slaidburn Conservation Area or any of the other Listed Buildings within its setting.

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 retail gallery and artist's studio would be sited directly underneath No. 1 Church Street which has previously been in use as a youth hostel and has an approved use for accommodation for the Hark To Bounty Inn (as approved under previous application 3/1996/0673). Given

the nature of the proposed use it is not anticipated that the proposed change of use would lead to noise and disturbances that would be of detriment to the amenity of any guests occupying the adjoining accommodation at No. 1 Church Street. Furthermore, the proposed development has been subject to review from the Council's Environmental Health department who have raised no concerns with the proposed change of use in relation to potential noise and disturbances, subject to no amplified music being played on the premises.

Taking account of all of the above, it is not considered that the proposed change of use would be unduly harmful to the amenity of any adjoining or neighbouring residents and would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

No physical works are proposed to the interior or exterior of the application property as part of the proposed change of use therefore the proposed development would have no impact upon the visual amenities of the area.

Highways and Parking:

The proposed development has been subject to review from the Local Highways Authority who in their initial response requested further information with regards to parking arrangements for customers visiting the application property. The applicant has since provided further information in the form of a statement and photographs detailing proposed parking arrangements for the site along with details of how this will be communicated to customers and visitors. This information has been reviewed by the LHA who have subsequently deemed the proposed parking arrangements to be acceptable, subject to compliance with the proposed parking arrangements through the imposition of a condition. On this basis, it is not considered that the proposed development will 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 a portion of the application property 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 % annual flood risk probability) and analysis shows this as being confined to the rear ground floor / yard area of the application property outside of the building footprint for No. 3 Church Street. Accordingly, the proposed development raises no concerns with respect to flood risk.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would constitute a small scale use appropriate to a rural area which in turn would contribute to the strengthening of Slaidburn's village economy, with the online sales component of the proposal supporting the growth of the applicant's business. Furthermore, the proposed change

of use would be compatible with the existing small scale commercial uses within the village and would have no adverse impacts upon neighbouring amenity. The proposal would therefore accord with the aims and objectives of Key Statement EC1 and Policies DMB1, DMG1 and DMG2 of the Core Strategy and as such is considered to be acceptable in principle.

Furthermore, it is not considered that the proposed development would have any undue impacts upon neighbouring amenity, the historic character of the application property, Slaidburn Conservation Area or visual amenities of the area. Furthermore, the proposal does not raise any concerns with respect to highway safety, ecology 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.
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