


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	12/06/2026	Manager:	LH	Date:	12/6/26
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Application Ref:	2026/0033			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/04/2026	Site Notice:	23/04/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Regularisation of change of use of part of car park for siting of hot food takeaway cabin (use class sui generis).
Site Address/Location:	Wellsprings Hotel, Clitheroe Road, Sabden BB7 9HN

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No comments 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 EN2: Landscape Key Statement EC1: Business and Employment Development Key Statement EC3: Visitor Economy Key Statement DMI2: Transport Considerations</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DMB1: Supporting Business Growth and the Local Economy Policy DMB3: Recreation and Tourism Development</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2023/1008: Proposed refurbishment of existing ground-floor caretaker apartment and creation of four new holiday let apartments, three on the ground floor and one on the first floor and retention of the first floor balcony with patio door access to the western (side) elevation.</p> <p>3/2021/0809 – Retention of unauthorised timber canopy over an existing outdoor seating area. Approved.</p>

3/2021/0810 – Proposed construction of two single storey one bedroom holiday let units with parking. Resubmission of 3/2021/0254 - Approved.

3/2021/0254 - Proposed extension to create a one-bedroom holiday apartment and construction of two single storey one bedroom holiday let units with parking. Refused.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is a long-established restaurant business located on the slopes of Pendle Hill within open countryside on land designated as National Landscape formerly Area of Outstanding Natural Beauty (AONB) in the Forest of Bowland. A network of PROW run close to the site with PF 25 directly to the east.

Proposed Development for which consent is sought:

The application seeks restrictive consent for the construction of a timber cabin to accommodate a hot food takeaway within the car park of the existing well springs restaurant. The cabin is located adjacent to the highway and is intended for use by walkers, commuters and users of the on-site holiday lets.

Principle of Development:

The application site is located within the AONB. Key Statement DS1 of the Core Strategy aims to steer development to the more sustainable settlements. Policy DMG2 supports this strategy by restricting development in tier 2 villages and outside defined settlements.

Within the tier 2 villages and outside the defined settlement areas development must meet 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.

The proposal is a small scale use appropriate to the existing site which presents a local benefit whilst also supporting the existing tourism facilities at the site.

This is expanded on by Policy DMB3 which supports tourism development subject to a number of criteria being satisfied. The proposed development is intended to be used by walkers and users of the onsite holiday lets and therefore this policy is relevant.

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is 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 110 core strategy adoption version 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.

Policy DMG3 requires considerable weight to be attached to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development. Policy DMB3 requires proposals to be well related to the public transport networks where possible. The requirement for development to be sustainable and contribute to the continuation or creation of sustainable communities is also a requirement of the NPPF. The proposed site is relatively isolated, and visitors would likely be car dependent however the proposal would not relatively increase the number of private motor vehicles visiting the site compared to the current situation. The intention is for the business to be used by walkers and holiday let users by expanding upon the existing business.

The proposal would therefore accord with the general aims and objectives of Policies DMG2, DMG3 and DMB3.

Policy DMB1 is relevant however given the proposals represent expansion of an existing business and would see the retention of the existing restaurant use there is no conflict with this policy.

Impact Upon Residential Amenity:

Adjacent to the restaurant is Pendle Ski Club and its associated dry ski slope. It is not anticipated that the proposed development use would unduly impact on these adjacent uses. There are no neighbouring residential receptors.

Visual Amenity/External Appearance:

Whilst regard must be given to the economic and social wellbeing of the National Landscape, Policy DMG2 requires that the most important consideration is the protection, conservation and enhancement of the landscape and character of the area. In the Forest of Bowland National Landscape development is required to be in keeping with the character of the landscape and acknowledge the special qualities of the National Landscape by virtue of its design, use of materials, landscaping and siting.

The development is a small timber constructed cabin building located immediately adjacent to the existing highway within the car park for Wellsprings restaurant. There is also a small seating area adjacent to the cabin which has been positioned on an existing elevated platform. In respect to scale, the building is modest in footprint and does not appear overly dominant within the site or surrounding landscape.

The timber construction, incorporating natural materials, is appropriate in this national landscape setting and integrates into the surrounding landscape to a degree. As it stands, the colouring of the timber is quite orange and on first visit this appeared quite stark in contrast with the surroundings. Discussions were had with the applicant in respect to staining the cabin in a more neutral brown shade. However, since first submission of this application, the timber has already begun to weather and is less visually prominent within the landscape. It is therefore not considered reasonable to refuse the application on this basis, the structure will continue to weather and become more inconspicuous within the landscape.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objections on highway safety grounds. The proposed takeaway will operate as a supplementary facility to the uses on site and surrounding, it is not expected to bring additional traffic to the site or area. Therefore, there is no parking conflict expected resultant of the development.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a retrospective application.

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.