

Design & Access Statement

Change of use of holiday accommodation to local needs occupancy residential use (removal of holiday tie).

Clough Farm Barn
Catlow Road
Slaidburn
Clitheroe
BB7 4AQ

On behalf of Russell Thompson & Laura Taylor

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This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

2.0 Context of Site

3.0 Design Principles and Concepts:

4.0 Access:

5.0 Planning Context

6.0 Conclusion

Images

Plans & Drawings (attached separately)

Appendix A (attached separately)

Appendix B (attached separately)

Appendix C (attached separately)

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the change of use of a barn conversion to local needs occupancy residential use on behalf of Russell Thompson and Laura Taylor. The document should be read in conjunction with the planning application forms, plans and supporting documents.
- 1.2** Clough Farm Barn is owned by Russel Thompson and Laura Taylor. The property was converted to holiday accommodation in 1993 by Russell’s parents. The approval was subject to conditions that the property should not be occupied for more than 28 days or as a permanent residence. The approval was subject to a Section 106 agreement which carried a clause agreed with RVBC that the council would release the owners from that restriction if planning permission was granted in the future. Details of the legal agreement together with correspondence between the legal representatives of both parties and the head of planning are attached as Appendix A.
- 1.3** Due to changing trends in holiday lettings, falling occupancy levels and increasing costs of maintenance coupled with the declining health of Mrs Thompson (Russell’s mother) management of the property as a tourism unit became unviable.
- 1.4** In 2016 Russell and Laura began living in the property which was convenient for Russell’s job working with his father at Clough Farm which is a base for the environmental contracting business they run together. The ownership of the property was transferred to Russell in that year. Council tax has been paid to the Ribble Valley Council for the entire period of occupation to date.
- 1.5** Upgrades to windows and the internal layout of the property have taken place and in 2021 a kitchen extension was added to the original footprint of the building.
- 1.6** A planning application was submitted to the council in 2025 to formalise the kitchen extension and remove the tourism tie. The application was refused and this application is made for the change of use of the property from a holiday let to a residential dwelling for local occupancy. Details of the need for Russell to live locally are provided as Appendix B. The management of the dwelling for local needs occupancy will be overseen by the council (See Appendix C).

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1 Clough Farm Barn is located approximately 2 miles north of Slaidburn and 350 metres west of Catlow Road.
- 2.2 The property lies to the west of Clough Farm curtilage.



- 2.3 The site is located within the Forest of Bowland National Landscape approximately 300 metres east of the Bowland Fells SSSI/SPA.
- 2.4 The Environment Agency flood maps for planning show the area is in Flood Zone 1 with a low risk of flooding. EA flood maps also show there is no risk from surface water flooding.
- 2.5 There are no public rights of way (PROWs) within the site.
- 2.6 Foul water drainage is to a septic tank system which was designed to the appropriate building regulations standards at the time of the barn conversion. No additional bedrooms have been added.

Proposed development

- 2.7 No additional works are proposed.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1 The original conversion to holiday accommodation involved the creation of a four bedroom. No plans showing details of the conversion are available on the Ribble Valley planning file or microfiche records.
- 3.2 In 2016 upgrades to the barn were carried out and a single storey kitchen extension was constructed. The extension was designed as a stone mono pitch structure in the style of a "drag shippon"¹ commonly found in the Lancashire/Yorkshire area. The materials used are common to the area with natural stone and a slate roof. The development has been carried out to a high standard with particular regard to local vernacular features.
- 3.3 Windows and door openings have stone lintels, cills and jambs as found in the original barn conversion. Quoins are natural stone.
- 3.4 The roof is blue slate.
- 3.5 All window and door frames are hardwood with double glazed units.
- 3.6 External flagging is reclaimed Yorkshire flagstone and stone effect flags.
- 3.7 The design of the building is appropriate within the rural location. The appearance is harmonious to the rural setting and character of the area. Images are shown below.

¹ A "drag shippon" refers to a traditional, often historic, type of cattle shed or barn (a shippon) that was designed for livestock, particularly cows, where they were often tied in rows, sometimes with a central passage for moving them, and "drag" might imply a long, narrow design or how they were managed, often seen in old farm buildings in the UK like Lancashire.

- [Shippon](#): An old English word for a cowshed or byre, used for housing cattle.
- [Drag](#): This term isn't standardized but suggests a specific layout, possibly a long, narrow shed where cows were tethered in a line, or how they were moved in and out.
- **Context**: You'd find these in old farm records or discussions about barn conversions, describing the original function of the building.

SECTION 4 ACCESS

Access

- 4.1** Access to the site is via the existing farm track from Catlow Road.
- 4.2** There is adequate room for turning and parking within the site. Access and egress is in a forward direction.
- 4.3** The vehicle movements associated with the development are limited to those of a single family. The applicant lived at Clough Farm with his parents prior to occupation of the barn and as such additional vehicle movements are minimal.
- 4.4** The use of the dwelling as a residential property reduces the impact on the local road network when compared with the use as a holiday let when guests would often arrive with two or more vehicles and make multiple trips to points of interest, attractions and local pubs, cafes etc.
- 4.5** Access for emergency services is unrestricted with adequate turning and operating space for emergency vehicles.

SECTION 5 PLANNING POLICY CONTEXT

5.0 Planning History

Application 3/1991/0710 Conversion of redundant barn to holiday flats
(Approved)

Application 3/2023/0453 Certificate of Lawfulness - Existing
Certificate of Lawfulness for existing use of holiday let as permanent
dwelling contrary to condition 4 of planning permission 3/1991/0710
(conversion of redundant barn to holiday flats) and S106 Agreement dated
26 March 1993.
(Refused)

Application 3/2025/0168 Change of use of existing holiday let
accommodation to a residential dwelling. Regularisation of construction of
a domestic kitchen. (Refused)

Planning Policy

5.1 National Planning Policy Framework

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

This social objective within the NPPF is at the heart of this application. The need for affordable accommodation for a young family with deep rooted connections to the local community that will support the local school, health services and local store and post office is without question. The maintenance of a residential property for local occupancy will ensure families that could not afford to live in the area will continue for future years.

The environmental objectives are aligned with the proposed use of the property by utilising an existing building which requires no additional resources or land.

Planning conditions and obligations

Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision- making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification

Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

The applicant is happy to enter into a Section 106 legal agreement to ensure the property is maintained for local needs occupancy. These arrangements are commonly used in certain areas such as the Lake District National Park to ensure the indigenous members of the community are not displaced by economic circumstances or the property is used as a second home.

Rural Housing

In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The proposed change of use to local needs housing will enhance and maintain the village of Slaidburn. Local school numbers are falling and market housing is not affordable. The proposed use uses an existing building which has been developed to a high standard.

Requiring good design

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Clough Farm Barn has been developed to a high standard with high regard to the local vernacular. Materials have been carefully considered and the building reflects the character of the area.

Achieving well-designed places

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed development has incorporated a design and materials which respects the character of the area.

5.2 Local Planning Policy

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

KEY STATEMENT DS1: DEVELOPMENT STRATEGY

Key Statement DS1 sets out the development strategy for the Ribble Valley; The majority of new housing development will be concentrated with in an identified strategic site located to the south of Clitheroe towards the A59 and the principal settlements of Clitheroe, Longridge and Whalley.

In addition to the identified strategic site at Standen and the borough's principal settlements, development will be focussed towards the Tier 1 villages, which are the more sustainable of the 32 defined settlements.

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area.

Specific allocations will be made through the preparation of a separate allocations DPD. In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the

scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

The proposed scheme will support an identified local need (See Justification of Need at Appendix B). The proposal is for the change of use of an existing building. No new development will be undertaken.

KEY STATEMENT EN2: LANDSCAPE

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. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. 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.

The proposed development is within the Forest of Bowland National Landscape (AONB). The conversion meets all the principles the council expect within this policy.

KEY STATEMENT DMG1: GENERAL CONSIDERATIONS

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE BUILDING IN CONTEXT OF THE PRINCIPLES FROM THE CABE/ENGLISH HERITAGE BUILDING ON 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.

ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

AMENITY

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.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

The barn is developed to a high standard of design. Access for a single dwelling and will have no significant impact on the highway network. The amenity of neighbours is unaffected. The development has no negative impact on the environment.

POLICY DMG2 STRATEGIC CONSIDERATIONS

Policy DMG2 of the Ribble Valley Core Strategy states that development should be in accordance with the core strategy development strategy and should support the spatial vision. Within the Tier 2 villages and outside the defined settlement areas, development must meet at least one of the following criteria:

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 proposed scheme is essential to the social wellbeing of the area. The development is for local needs housing and which meets an identified need and is secured as such.

POLICY DMH1: AFFORDABLE HOUSING CRITERIA

WHERE PROPOSALS INVOLVE THE PROVISION OF AFFORDABLE HOUSING UNITS, THE RESIDENTIAL DEVELOPMENT MUST BE EXPRESSLY FOR THE FOLLOWING GROUPS OF PEOPLE:

1. FIRST TIME BUYERS CURRENTLY RESIDENT IN THE PARISH OR AN ADJOINING PARISH
2. OLDER PEOPLE CURRENTLY RESIDENT IN THE PARISH OR AN ADJOINING PARISH
3. THOSE EMPLOYED IN THE PARISH OR AN IMMEDIATELY ADJOINING PARISH BUT CURRENTLY LIVING MORE THAN 5 MILES FROM THEIR PLACE OF EMPLOYMENT
4. THOSE WHO HAVE LIVED IN THE PARISH FOR ANY 5 OF THE LAST 10 YEARS HAVING LEFT TO FIND SUITABLE ACCOMMODATION AND ALSO WITH CLOSE FAMILY REMAINING IN THE VILLAGE

5. THOSE ABOUT TO TAKE UP EMPLOYMENT IN THE PARISH
6. PEOPLE NEEDING TO MOVE TO THE AREA TO HELP SUPPORT AND CARE FOR A SICK, OLDER PERSON OR INFIRM RELATIVE.

IN ADDITION TO THESE GROUPS OF PEOPLE, OTHERS MAY HAVE SPECIAL CIRCUMSTANCES THAT CAN BE APPLIED. THESE WILL BE ASSESSED ON THEIR INDIVIDUAL MERITS.

THIS POLICY ONLY RELATES TO THE AFFORDABLE HOUSING NEEDS ELEMENT. PROPOSALS MUST ALSO CONFORM TO POLICY DMG1 AND ANY OTHER RELEVANT POLICY OF THIS CORE STRATEGY.

AS MENTIONED ABOVE PROVIDING HOUSING FOR OLDER PEOPLE IS A PRIORITY FOR THE COUNCIL WITHIN THE HOUSING STRATEGY, AND HAS BEEN FOR A NUMBER OF YEARS. HOWEVER VERY LITTLE SUCH ACCOMMODATION HAS BEEN DEVELOPED BY THE MARKET. THEREFORE, WITHIN THE NEGOTIATIONS FOR HOUSING DEVELOPMENTS, 15% OF THE UNITS WILL BE FOR OLDER PEOPLE PROVISION. WITHIN THIS 15% FIGURE A MINIMUM OF 50% WOULD BE AFFORDABLE AND BE INCLUDED WITHIN THE OVERALL AFFORDABLE HOUSING THRESHOLD OF 30%. THE REMAINING 50% (IE THE REMAINING 50% OF THE 15% OLDER PEOPLE RELATED ELEMENT) WILL BE FOR MARKET HOUSING FOR OLDER PEOPLE GROUPS.

FURTHER DETAIL IS OUTLINED WITHIN THE ADDRESSING HOUSING NEEDS IN RIBBLE VALLEY STATEMENT AND THIS POLICY IS FURTHER EVIDENCED WITHIN THE STRATEGIC HOUSING MARKET ASSESSMENT.

ANY PROPOSALS FOR AFFORDABLE HOUSING MUST BE ACCOMPANIED WITH THE FOLLOWING INFORMATION:

1. DETAILS OF WHO THE ACCOMMODATION WILL BE EXPECTED TO ACCOMMODATE. THIS SHOULD INCLUDE A FULL SURVEY OF THE EXTENT OF NEED AND INCLUDE PERSONS WHO HAVE EXPRESSED AN INTEREST IN THE PROPERTY. AND HOW THE COST OF THE ACCOMMODATION WILL BE MATCHED TO THE INCOMES OF THESE TARGET GROUPS.
2. DETAILS OF THE METHODS BY WHICH THE ACCOMMODATION WILL BE SOLD OR LET, MANAGED AND RETAINED FOR ITS ORIGINAL PURPOSE.

Affordable housing is a priority for the Council and the role of development management in delivering schemes that contribute appropriately to addressing local need is paramount. Details of needs are included in the Council's evidence base.

Russell Thompson has lived in the parish all of his life. He attended Slaidburn school. His daughter will attend the school. Russell works within the parish carrying out important habitat management within the Bowland Fells area. He adequately meets the affordable home criteria.

POLICY DMH4: THE CONVERSION OF BARNES AND OTHER BUILDINGS TO DWELLINGS

PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE

1. THE BUILDING IS NOT ISOLATED IN THE LANDSCAPE, I.E. IT IS WITHIN A DEFINED SETTLEMENT OR FORMS PART OF AN ALREADY GROUP OF BUILDINGS, AND
2. THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
3. THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
4. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
5. THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.
6. THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

1. BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERNATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED;
2. BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF THE BUILDING, AND
3. THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND
4. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

The re-use of existing rural buildings provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability. It is important however in an area such as Ribble Valley that this is carefully managed through the development management process and that clear guidance is offered. The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area. Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings. The creation of a permanent dwelling by the removal of any condition that

restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1.

- *The proposed change of use is for local needs housing and meets an identified local housing need in accordance with policy DMH1.*
- *Clough Farm Barn is located within a group of existing buildings (not isolated).*
- *Services are in place.*
- *The proposed use will have no detrimental impact on the landscape qualities of the area. There are no public rights of way (PROWs) close by. The only*
- *The development will not have a detrimental impact on the rural economy. The development is consistent with the conservation of the natural beauty of the area.*
- *All building works are completed*
- *No further extensions are required*
- *The character of the building is appropriate within the setting*
- *The building was originally a redundant barn*

SECTION 6 CONCLUSION

- 6.1** As holiday trends changed and the demand for holiday flats approved in 1991 became less popular occupancy levels fell. The units became unviable as a business and concerns regarding Mrs Thompson's health prompted a decision to cease lettings.
- 6.2** Russel Thompson and Laura Taylor have resided in the property since 2016. Council tax has been paid for the whole period of occupation.
- 6.3** The conversion of the building has been carried out to a high standard and meets Local Plan policies for the conversion of a redundant barn. RVBC gave a legal assurance that the owners would be released from the occupancy restriction applied to the original application should planning approval be granted for alternative development.
- 6.4** It is accepted that the requirement for a planning application to be submitted for the change of use was not made. However, this application seeks to formalise the change of use for local needs occupancy which we believe meets national and local planning policy.
- 6.5** We urge the LPA to support the application which will secure much needed local needs housing in an existing property that is unviable for tourism use.

January 2026

Images



Principle elevation (North)



North and west elevations



Rear elevation (South)



Rear elevation (South) and part of east elevation



East elevation showing the kitchen extension