


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	14/4/26	Manager:	LH	Date:	16/4/26
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Application Ref:	3/2026/0091			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	3/3/26	Site Notice:	3/3/26					
Officer:	BT							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Variation of condition 7 (Opening hours) to 6am - 6pm on weekdays, 8am - 5pm on Saturdays and 10am to 4pm on Sundays on permission 3/2023/0817 for demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop.
Site Address/Location:	Unit 1, Root Farm Workshops, Root Farm, Newton Road, Newton, BB7 3AW.

CONSULTATIONS:	Parish/Town Council
Bowland Forest (Higher) Parish Council:	Consulted 24/2/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Lancashire County Council Highways:	No objections.

RVBC Environmental Health:	No objections.
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CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

- Key Statement DS1: Development Strategy
- Key Statement DS2: Presumption in Favour of Sustainable Development
- Key Statement EN2: Landscape
- Key Statement EC1: Business And Employment Development
- Key Statement DMI2: Transport Considerations
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport And Mobility
- Policy DME3: Site And Species Protection And Conservation
- Policy DME6: Water Management
- Policy DMB1: Supporting Business Growth And The Local Economy
- Policy DMB2: The Conversion Of Barns And Other Rural Buildings For Employment Uses

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2025/0537:**

Change of use of remaining two traditional buildings at Root Farm for storage Use Class B8 (Approved)

3/2024/0935:

Non-material amendment to planning permission 3/2021/0952 (as varied by application 3/2023/0817) for amendments to approved window / door detail to "L" shaped building (Approved)

3/2024/0805:

Approval of details reserved by condition 3 (external materials) of planning permission 3/2023/0817 (Approved)

3/2024/0091:

Proposed provision of GPR substation to house ENWL infrastructure and associated alterations to site layout (Approved)

3/2023/0817:

Demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop (pursuant to variation 2 on permission) 3/2021/0952 to amend approved plans) (Approved)

3/2023/0800:

Non material amendment to planning permission 3/2021/0952 involving conclusion of phase 2 works prior to occupation instead of prior to commencement (Approved)

3/2023/0586:

Approval of details reserved by conditions 4 (solar panels), 6 (landscaping), 8 (construction management plan/method statement), 11 (highway works) and 16 (service management plan) of planning permission 3/2021/0952 (Approved)

3/2021/0952:

Demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop (Approved)

3/2012/0003:

Proposed demolition and re-build of the old doctors surgery to create a two-bed self-contained holiday cottage with disabled access (Approved)

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

The application relates to a former farmstead located in Dunsop Bridge within the Forest Of Bowland National Landscape. Access to the application site is from the North from Newton Road via an existing access track which also serves as Public Right Of Way FP0308019. The application site comprises a series of buildings which include a former two storey dairy and barn building, with a farmhouse property adjoining the Northern side of the barn building and a detached holiday let lying to the West of the former dairy building. Additional buildings within the site include an L-shaped building which previously accommodated animal stalls / sheds for which planning consent has previously been granted for its conversion to commercial units under previous application 3/2021/0952. A newly constructed building accommodating four industrial units (also approved under application under previous application 3/2021/0952) lies just to the South of the aforementioned L-shaped building with Unit 1 of these units forming the basis of this application. The application site lies just to the South of Dunsop Bridge's defined

settlement area approximately 250 metres away to the West of the River Dunsop / Hodder confluence, with the wider area comprising a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Planning consent was granted as part of application 3/2021/0952 (and subsequently varied under application 3/2023/0817) for the demolition and conversion of farm buildings within the application site for the purposes of creating new employment space. Condition 7 imposed on application 3/2023/0817 currently restricts the use of all units within the application site to the hours of 07:30 to 18:00 on weekdays, 08:00 to 17:00 on Saturdays and 10:00 to 16:00 on Sundays and bank holidays.

Notwithstanding this, unit 1 of the approved units has recently been secured for use as a gym by a local fitness coach however the application's supporting information states that the approved hours of operation for weekdays effectively rule out use of the proposed gym by existing and potential clients in full time employment prior to the commencement of a working day. In light of this, consent is sought to increase the approved weekday hours of operation for approved Unit 1 from 07:30 – 18:00 to 06:00 – 18:00 as part of this S73 application.

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 application's supporting information acknowledges the potential for noise disturbance associated with low level music being played during the additional early morning opening hours proposed for unit 1 (between 06:00 and 07:30) however it is stated that potential noise impacts would be controlled through keeping the unit's entrance and roller shutter doors closed during these hours. In addition, it is anticipated that no more than six clients would be on site between the hours of 06:00 and 07:30 as these earlier hours of operation would be solely utilised to accommodate 1:1 personal training slots. Furthermore, the proposal has been subject to review from the Council's Environmental Health team who have raised no issues with the proposed increase to the hours of operation for unit 1. Consequently, it is not considered that the proposed increase to the hours of operation for unit 1 would give rise to noise and disturbances that would be materially different to those associated with the originally approved development.

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

Visual Amenity/Landscape:

The proposed variation carries no implications with regards to design / visual impacts and the same conditions relating to these issues would be attached in any new permission granted.

Highways:

The proposal has been subject to review from LCC Highways who have raised no objections to the proposed increase to the hours of operation for unit 1 on the basis that the additional hours of operation would have a negligible impact on the surrounding highway network as these additional would not coincide with or

materially affect established peak travel times. Consequently, it is not considered that the proposed variation would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

The proposed variation carries no implications with regards to ecological matters and the same conditions relating to these issues would be attached in any new permission granted.

Observations/Consideration of Matters Raised/Conclusion:

The proposed variation to condition 7 as imposed under planning consent 3/2023/0817 is considered to be acceptable on the basis that the proposed increase to the hours of operation for unit 1 would not give rise to noise and disturbances that would be materially different to those associated with the originally approved development, nor would this increase to the approved hours of operation have any material impacts upon highway safety relative to the development originally approved.

Furthermore, there are no material changes since the previous consent as such the principle of development along with other matters such as visual impacts and ecology remain acceptable subject to conditions.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:	That the application be approved.
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