


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	14/5/26	Manager:	LH	Date:	15/5/26
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Application Ref:	3/2026/0167			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	10/4/26	Site Notice:	10/4/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed access and existing parking layout alterations; erection of 3m high palisade fencing to pallet storage area; erection of gates, barriers and turnstiles; proposed pedestrian crossing across Lincoln Way.
Site Address/Location:	The Compleat Food Group, Lincoln Way, Clitheroe, BB7 1QL.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council:	No objections.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to condition.
United Utilities:	Consulted 31/3/26 – no response received.
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 EN4: Biodiversity and Geodiversity
- 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 DME3: Site and Species Protection and Conservation
- Policy DMB1: Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0998:

Proposed alterations to car parking, access and installation of new exit gates (Withdrawn)

3/2024/0827:

Proposed installation of replacement waste water treatment plant (Approved)

3/2022/1027:

Proposed erection of rapeseed oil storage silo and bund (Approved)

3/2018/0551:

Proposed installation of water treatment plant to the west elevation and installation of a CO2 tank with security fence to the north elevation (Approved)

3/2016/1049:

Proposed erection of nitrogen storage tank and security fence (Approved)

3/2014/0480:

Non material amendment to planning permission 3/2014/0148 - reduce height of blockwork walls to 4 courses high (900MM) increase cladding to suit. Set back wall of link corridor (Approved)

3/2014/0309:

Discharge of condition 4 - (scheme for foul and surface water drainage) of planning consent 3/2014/0148.

3/2014/0148:

Proposed erection of phased rear extension of existing industrial building and alterations to existing vehicular door openings on existing building (Approved)

3/2011/0434:

Application for a non-material amendment to planning consent 3/2010/0898P, to allow 2no. vehicle shutter opening sizes amended, additional vehicle shutter opening added. Dock seals added to 2no; addition of 2no. personal doors required due to internal operations/fire exits; position of 1no. approved personal door repositioned due to internal operations and existing building width dimension clarified (Approved)

3/2011/0254:

Existing site entrance and exit gate widths reduced to improve availability of adjacent site entrance (Approved)

3/2011/0218:

Proposed installation of photovoltaic solar panels to existing roof on south facing elevation (Approved)

3/2010/0898:

Re-submission of planning consent 3/2009/1013P for the proposed extension of an existing industrial unit to create 591sq.m. of additional space for use B2 and B8. Retrospective amendments to proposed storage facility (1298 sq.m.) and new parking positions for existing employees (Approved)

3/2009/1013:

Proposed extension of existing industrial unit to create a further 591 sq.m. of additional space for use B2 and B8. Proposed new storage facility of 1302 sq.m. and new parking positions for existing employees (Approved)

3/2007/1056:

Proposed rear lean-to extension to existing industrial building to provide additional food production space for Farmhouse Fare Ltd (Approved)

3/2006/0587:

Resubmission of approved scheme with design amendments for the proposed extension of existing industrial units to provide additional manufacturing, despatch and ancillary first floor office and storage

space for Farmhouse Fare Ltd. All associated external parking and servicing arrangements. (Approval Ref: 3/2005/0942/P) (Approved)

3/2005/0942:

Proposed extension of existing industrial units to provide additional manufacturing, despatch and ancillary first floor office and storage space for Farmhouse Fare Ltd. All associated external parking and servicing arrangements (Approved)

3/2004/0176:

Proposed formation of the gable window openings to serve existing second floor office accommodation (Approved)

3/2004/0174:

Proposed use of existing garage building as an ancillary store serving the main industrial units for AJA smith transport ltd (Approved)

3/2004/0086:

Single storey building to accommodate new electrical sub-station serving existing industrial buildings including siting of 2no. Lpg storage tanks with new metal perimeter security fencing (Approved)

3/2003/0358:

Proposed extension of haulage depot to create 10no. separate industrial units with ancillary first floor office space and sanitary provisions, and external servicing arrangements (Approved)

3/2001/0651:

Shop sign (Approved)

3/2000/0190:

Erection of 12 no. Industrial units with new vehicular and pedestrian access including associated external works (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a food processing premises located within Salthill Industrial Estate on the North-eastern outskirts of Clitheroe. Access and egress to and from the application site is from Lincoln Way at the Western and Eastern sides of the site respectively with the application premises comprising a sizeable industrial unit with a double gable roof profile. The frontage of the site comprises a sizeable area of hardstanding which accommodates loading bays and vehicular parking. The application premises sits amongst numerous other industrial units of varying sizes with an expanse of woodland encompassing the Southern and Western perimeters of the application site, with residential development lying further away to the West.

Proposed Development for which consent is sought:

Planning consent is sought for alterations to the application site's existing vehicular parking layout and access points as follows:

- Installation of new pedestrian access point to North-eastern corner of site comprising 2.no security turnstiles including new infill section of palisade fence to match existing

- Extension of existing 2.4m high palisade fencing into the site's Eastern access point to adjoin with new 2.4m high metal automatic bi-folding gates
- Erection of new 3m high palisade fencing to enclose existing pallet storage area
- Reconfiguration of existing vehicular parking spaces and formation of internal pedestrian walkways and crossings
- Replacement of existing manual exit gates on site's Western exit point with new automatic bi-fold electric gates

Principle Of Development:

Paragraph 115 (b) of the National Planning Policy Framework states:

'In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.'

In addition, Policy DMG1 of the Core Strategy requires developments to consider traffic and car parking implications whilst ensuring safe access to and from sites.

Furthermore, Policy DMG3 states that considerable weight should be given towards proposals which makes provisions for access to developments for pedestrians.

In this instance, the application's supporting information states that there is currently no physical separation between the application site's vehicular parking areas and pedestrian walkways which in turn poses safety risks for pedestrians when accessing and moving around the site. In addition, it is stated that the site's existing vehicular entrance gates provide limited security and it is further understood that the site's existing pallet storage area is not currently enclosed on all sides which in turn poses safety risks to pedestrians and vehicles, particularly in high winds. In light of these issues, the proposal seeks to reconfigure the site's existing vehicular parking arrangement, form new internal pedestrian walkways and crossings, enclose the site's existing pallet storage area with safety fencing and install new security gates to the site's access and exit points.

The proposed site alterations would in this instance improve site access, safety and security which in turn would align with the intentions of Paragraph 115 (b) of the NPPF and Policies DMG1 and DMG3 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.

In this instance, the application site lies at considerable distance from the nearest residential receptors in the area and the proposed alterations to the site layout and access would facilitate the existing business operation without any intensification of the existing use of the site. Consequently, it is not

considered that the works and alterations proposed would have any undue impacts upon neighbouring amenity. The proposed development 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.'

In this instance, the proposed development would be predominantly centred around alterations to the interior of the application site, with the only publicly discernible aspects of the works proposed being limited to the formation of the new pedestrian turnstile access, installation of the new electric access and exit gates and erection of palisade fencing to enclose the site's existing pallet storage area. The new access and exit gates would comprise a bi-folding metalled design, with the palisade fencing proposed for the pallet storage area, pedestrian access point and extended vehicular access point matching the existing palisade fencing in place. As such, the alterations proposed to the site's perimeter would be in keeping with the industrial character of the site.

Consequently, it is not considered that the proposed development would result in any harm to the visual amenities of the immediate or wider area. The proposal would therefore raise no conflicts with Paragraph 135 (c) of the NPPF 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. The LHA response recommends for the imposition of a condition with respect to the new pedestrian access proposed for the site, however this aspect of the proposal technically does not require planning permission and so it would be unnecessary and unreasonable to impose such a condition. These works would in any event need to be the subject of a s278 agreement. 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:

Impact upon Biological Heritage Site Salthill Quarry and SSSI Salthill and Bellmanpark Quarries

The land adjoining the Southern and Eastern perimeters of the application site comprises the above BHS and SSSI sites however given the nature of works proposed (installation of fencing / gates, marking out of new parking bays and walkways) the proposed alterations to the application site would not involve any encroachment into or disturbance of these protected sites. As such, the proposed development raises no concerns with regards to impacts upon the identified BHS and SSSI sites.

Biodiversity Net Gain

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

Flood risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies portions of the application site as being at risk of flooding from surface water however in this instance the identified extent of surface water flood risk lies within a low risk threshold (3.3 % or 1 in 30 annual flood risk probability). In addition, the proposed development relates to an existing use and in this instance no alterations are proposed to the existing extent of hardstanding within the site. As such, the proposed development would not exacerbate the existing extent of flood risk present within the site or elsewhere and as such raises no concerns with respect to flood risk.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would not have any undue impacts upon residential amenity, nor is it considered that the development proposed would be harmful to the visual amenities of the area. Furthermore, no concerns are raised with respect to impacts upon highway safety, flood risk or the ecology of the area.

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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