

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	03/07/2026	Manager:	LH	Date:	3/7/26

Application Ref:	3/2026/0278			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/05/2026	Site Notice:	19/05/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Replacement of the existing flat roof and replacement of and removal of rooflights to flat roof. Installation of an air source heat pump to the roof at first floor level with acoustic fencing.
Site Address/Location:	Ribchester St Wilfrids C of E Primary School, Church Street, Ribchester, PR3 3XP

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Historic England:	No response received.
RVBC Countryside Officer:	The Countryside Officer recommends a condition be added to any grant of permission condition to reflect that 18 months from date of the current survey a re-assessment will be required by suitably qualified ecologist and in the event that bat/bats are disturbed at any time, work should stop, and a suitably qualified ecologist contacted to attend site and advise how to proceed.
Environmental Health Officer:	The Environmental Health Officer raises no objection subject to the acoustic fencing and the acoustic attenuators being installed and retained.

CONSULTATIONS:	Additional Representations.
No additional representations have been received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME4: Protecting Heritage Assets Policy DME5: Renewable Energy National Planning Policy Framework (NPPF)
Relevant Planning History:

3/2003/0516

SINGLE STOREY EXTENSION TO PROVIDE A RESOURCES ROOM

Approved with Conditions

3/1999/0493

CONSTRUCTION OF A NEW 50M2 COVERED PLAY AREA AND EXTENSION OF AN EXISTING TEACHING BLOCK TO FORM A NEW 20M2 RESOURCE AREA

Approved with Conditions

3/1996/0091

NEW SECURE ENTRANCE TO SCHOOL

Approved with Conditions

3/1995/0661

2 CLASSROOM EXTENSION AND RELOCATE BOYS' TOILET

Approved with Conditions

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

The application site relates to St Wilfrids C or E Primary School, located within the Tier 2 Settlement of Ribchester. The site is also located within the Ribchester Conservation Area and the Ribchester Roman fort (Roman Bath House remains) lies partially within the site.

The site lies adjacent to the River Ribble, within Flood Zones 2 and 3 and within land at risk of surface water flooding. The site visible from Public Footpath FP0335059 which runs adjacent to the river.

Proposed Development for which consent is sought:

The proposed development is for the replacement of part of the roof (flat roof) and the replacement of 8 no. rooflights, as well as the removal of 4 no. rooflights. All rooflights to be replaced are located on the flat roof section of the building and would be a Bauder rooflight (euroglaze) which are a 'dome' shaped rooflights to replace existing rooflights that are lantern shaped. The proposal also includes the installation of an Air Source Heat Pump (ASHP) with acoustic fencing at first floor level. The ASHP would be sited on an existing flat roof section of the roof and its siting has been amended prior to the determination of the application. The ASHP would now be located further to the west of the roof adjacent to one of the pitched roof towards the centre of the roof. The ASHP would be enclosed on all four sides with a 2m weld mesh fencing being sited on the South and East elevations and a 2m high timber acoustic fence being installed on the North and West sides of the ASHP. The model to be installed is 'PURY-EP450/500/550YSNW-A'.

Principle of Development:

The application relates to operational development located on a school building. As such, there is no objection in principle to proposed alterations/additions to the building subject an assessment of the material planning considerations.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- ‘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’*

The proposed development due to its proximity to nearby residential receptors is not considered to result in any adverse loss of light, overshadowing, overlooking or overbearing impact.

The Environmental Health Officer has requested that the applicant undertakes an MCS020 assessment as they are unable to determine the reflective surfaces from the plans. The applicant has provided this information and has included details of the acoustic fencing and the acoustic attenuators. The EH raises no objection subject to the fencing and attenuators being installed, which could be secured by way of planning condition. As such, subject to the above, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance and Heritage Impact:

The application property is situated within the Ribchester Conservation Area. With reference to making decisions on applications for development in a Conservation Area, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

“... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Moreover, Key Statement EN5 of the Ribble Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas.

Furthermore, Policy DME4 of the Ribble Valley Core Strategy states that *‘proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance.’*

Policy DME4 also states that *‘applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported’.*

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] 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.’

Policy DME5 also states that:

“The borough council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. In assessing proposals, the borough council will have particular regard to the following issues:

- 1. The immediate and wider impact of the proposed development on the landscape, including its visual impact and the cumulative impacts of development.*
- 2. The measures taken to minimise the impact of the proposals on residential amenity*
- 3. The potential benefits the proposals may bring*
- 4. The visual impact of the proposals, including design, colour and scale*

5. *The degree to which nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside can be minimised*
 6. *National or local targets for generating energy from renewable sources and for reducing carbon emissions as specified within Policy DMG1*
 7. *The potential impact on biodiversity.*
- The council will require decentralised and renewable or low carbon energy in new developments to meet national standards*

Development proposals within or close to the AONB, Sites of Special Scientific Interest, Special Areas of Conservation and Special Protection Areas, notable habitats and species, local nature reserves, biological heritage sites or designated heritage assets and their setting will not be allowed unless:

1. *The proposals cannot be located outside such statutory designated areas*
2. *It can be demonstrated that the objectives of the designation of the area or site will not be compromised by the development*
3. *Any adverse environmental impacts as far as practicable have been mitigated"*

The main impact of the proposed development is the siting, design and materials used for the proposed ASHP and the associated mesh/acoustic fencing. The proposed ASHP would be sited on the roof of the building and therefore could be visible from public vantage points. As such, the location of the ASHP has been set back from the eastern edge of the roof and would now be set back further west to reduce the visibility of the ASHP and the mesh enclosure.

The acoustic fencing is proposed to be constructed in a stone colour, however it is felt that a darker grey colour would be more in keeping with the existing roof. As such, an alternative colour could be secured by way of planning condition.

The rooflights proposed are considered to be acceptable as these would be located on a flat roof and would not be overly dissimilar to the appearance of the existing rooflights (which are a lantern shape). As such, due to their limited visibility, these are considered acceptable.

The proposed roof replacement would constitute a bitumen felt roof, which is considered to be acceptable.

Subject to conditions, the amended location of the ASHP is considered to be acceptable as it would not be as highly visible from within the Conservation Area and measures have been taken to reduce the visual prominence from views within the public realm. As such, it is considered that the character and appearance of the Ribchester Conservation Area would be preserved and the proposal accords with Key Statement EN5 and Policies DMG1, DME4 and DME5 of the Ribble Valley Core Strategy and Section 16 of the NPPF.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all development must:

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'.*

The proposal would not impact on existing or proposed parking arrangements and is considered to accord with Policies DMG1 And DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

Policy DME3 of the Ribble Valley Core Strategy also states that:

‘Development proposals that are likely to adversely affect the following.... ‘Wildlife species protected by law’ will not be granted planning permission. exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection’.

The application is supported by a Preliminary Roost Assessment which found no evidence of bats and confirms that the property has a negligible bat roost suitability. As such, no further survey or mitigation is required however the Countryside Officer recommends that a condition is added to any grant of permission to ensure that an updated survey is submitted to the LPA if the development is not implemented within 18 months of the date of the report.

Other matters:

The site is located in an area at risk of flooding. As such, Policy DME6 is of relevance to the application. Policy DME6 states that:

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‘Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- 1. preventing pollution of surface and / or groundwater*
- 2. reducing water consumption*
- 3. reducing the risk of surface water flooding (for example the use of sustainable drainage systems (SuDS))*

As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough’s water courses for their biodiversity value.

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. the use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact”.

The application is supported by a Flood Risk Assessment which notes that the works are contained solely to the roof of the building. The assessment concludes that the development would have no adverse impact on a watercourse, floodplain or existing flood defences, due to its rooftop siting and it would not increase flood risk elsewhere.

Given the minimal risk of flooding, there is no requirement for significant flood risk management measures to be incorporated into the development and the report concludes that the development proposal would not have any residual impact upon existing measures for flooding, evacuation and clean up measures in the local area.

As such, it is considered that the proposal accords with Policy DME6 of the Ribble Valley Core Strategy.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval subject to conditions.

RECOMMENDATION:	That planning consent be granted subject to conditions.
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