

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	28/07/26	Manager:	LH	Date:	28/7/26
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Application Ref:	3/2026/0440			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/07/26	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of a new storage unit to accommodate machinery for Clitheroe Auction.
Site Address/Location:	Ribblesdale Centre, Lincoln Way, Clitheroe, BB7 1QD.

CONSULTATIONS:	Parish/Town Council
A consultation response from Clitheroe Town Council was received on 9 th June 2026 raising no objection to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EC1: Business and Employment Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMB1: Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0024: Change of use of former auction house (sui generis) to Class E for use as food production and sale area. To include a new metal security fence and the creation of 7 new parking spaces with associated cycle parking pursuant to variation of conditions 2 (approved plans) and 8 (permitted class use) of planning permission 3/2022/0301 (Withdrawn).

3/2022/0301: Change of use of former auction house (sui generis) to Class E for use as food production and sale area. To include a new metal security fence and the creation of 7 new parking spaces with associated cycle parking (Approved).

3/2021/1296: Proposed extension to existing warehouse/ shed (Approved).

3/2011/0723: Proposed erection of 3no. commercial units to provide optional/ mixed use development for Class A1 retail, Class B1 business, Class B2 general industrial and Class B8 storage and distribution (Approved).

3/2008//0484: Two totem pole signs advertising Clitheroe Auction Mart and Silverwoods Auctioneers (Approved).

3/2003/1101: Extension of Ribblesdale auction rooms for furniture storage (Approved).

3/2000/0752: Two storey extension to provide retail unit with office accommodation (Approved).

3/1999/0224: New auction room (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to the Ribblesdale Centre, which is accessed from Lincoln Way and is situated within an established industrial area in the settlement of Clitheroe.

Proposed Development for which consent is sought:

The application seeks planning permission for the erection of a new storage building in the north-western corner of the site. The building would be used to store machinery associated with Clitheroe Auction.

The proposed building would measure 24m in length by 12m in width, with a maximum height of 5.5m. It would comprise concrete panel walls at lower level with metal cladding above, finished with a corrugated sheet roof. Access would be provided via two roller shutter doors and two personnel access doors.

Principle of Development:

The use of the site as an auction mart is well established through a series of previous planning permissions. The proposed development would provide an ancillary storage building to support the existing operation of the site, with no change to the established use. Accordingly, the proposal is considered acceptable in principle, subject to consideration of all other material planning matters.

Residential Amenity:

The proposed building would be situated within an established industrial area and would be surrounded by existing commercial and industrial premises. Given its location within the operational auction mart site and the absence of any nearby residential properties that would be unduly affected by the proposed development in terms of outlook, privacy, noise or disturbance, the proposal is not considered likely to result in any unacceptable impacts on residential amenity. Accordingly, the development is considered acceptable in this regard.

Visual Amenity/External Appearance:

The proposed development would be positioned within the north-western corner of the Ribblesdale Centre site and would not be readily visible from surrounding public vantage points. The building would be viewed within the context of the existing auction mart and the wider industrial area, where it would represent a relatively modest addition to the established built form.

In terms of its appearance, the building would be constructed from concrete panels and metal cladding, with a corrugated sheet roof. These materials are considered appropriate for a storage building of this nature and would reflect the character and appearance of the surrounding industrial and commercial premises. Having regard to its siting, scale, design and materials, the proposal is not considered likely to result in any adverse impacts on visual amenity. Accordingly, the development is considered acceptable in respect of its external appearance and visual impact.

Highways and Parking:

No highway related constraints have been identified with respect to the proposed development.

Landscape/Ecology:

It is not considered that the proposed development would give rise to any unacceptable impacts on the surrounding landscape or ecological interests. The building would be located within an existing hardstanding yard area associated with the established use of the site and would not impact any natural habitat.

It is noted that part of the red edge boundary of the application site falls within the Salthill and Bellman Park Quarries Site of Special Scientific Interest (SSSI). However, the proposed storage building would be located outside the SSSI and is not considered likely to result in any direct or indirect adverse effects upon its special interest features. Furthermore, the site is not located within a SSSI Impact Risk Zone that would trigger consultation with Natural England.

In view of the above, the proposed development is considered acceptable in terms of its impact on landscape character and ecological interests.

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.
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