

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk			
Meeting Date: 24 September 2026							
Briefing version		Issue Date:					
Committee Version		•		Issue Date: 24/9/26			
Application Ref:		3/2026/0519		Retrospective application for standalone office pod for car sales, the use of five existing car parking spaces and creation of an earth bund to screen the office pod.		REC:	Ref
Since the publication of the Committee Agenda, Members are asked to note the following updates: - An email was received from the Applicant dated 19 September 2026. Within this correspondence, the Applicant presents the economic benefits to the Cricket Club and other community groups who use their facilities as a result of this development. It is not uncommon for sports clubs to look at ways of boosting income to keep clubs going and these benefits have been considered by officers and summarised in the main report, but in this case the identified adverse impacts are considered to substantially outweigh these benefits. The Applicant raises concerns that the Planning Officer did not visit the site prior to assessing the proposal. However, a site visit was undertaken by the Case Officer on 25 August 2026. As the site is visible from the public realm, there was no requirements to notify the Applicant in advance of the visit in order to assess the development. The Applicant also notes that numerous businesses and establishments within the surrounding area display signage. Committee will be aware that every scheme is assessed on its own merits and this is not an established business on the site simply wanting to display signage, as this car sales business does not have planning permission to be there. Additionally, the concerns raised by the Local Planning Authority are not solely related to signage, as detailed within the committee report. The Applicant further states that they were advised by a previous Planning Officer in 2025 that the introduction of landscaping, including the planting of trees and shrubs, would screen the majority of the pod and would make the proposal acceptable in planning terms. In this regard, it is noted that a pre-application enquiry was submitted to the Local Planning Authority in 2025 following the refusal of planning permission under application reference 3/2022/0947. A formal written response was issued on 25 July 2025. The response stated that the details submitted in support of the proposal were substantially similar to those considered under the previously refused application, with the exception of the proposed vehicular sales parking provision. The Officer concluded that no material considerations had been presented which would fundamentally alter the previous assessment. The submitted supporting information and written response made no reference to the incorporation of landscaping or planting as a means of overcoming the concerns identified. Correspondence in November 2025 confirms it is [officer] opinion that the pod should be sited somewhere more visually inconspicuous possibly further into the site. Concerns have also been raised regarding the weight afforded to letters of objection. However, the Local Planning Authority is required to review the content and consider the planning relevance of all representations received. The recommendation before Committee has been reached following a full assessment of all material planning considerations, including the representations received, the development plan and an officer site visit.							