

**Report to be read in conjunction with the Decision Notice.**

|                |                 |    |              |         |                 |    |              |         |
|----------------|-----------------|----|--------------|---------|-----------------|----|--------------|---------|
| <b>Signed:</b> | <b>Officer:</b> | BT | <b>Date:</b> | 8/10/26 | <b>Manager:</b> | LH | <b>Date:</b> | 9/10/26 |
|----------------|-----------------|----|--------------|---------|-----------------|----|--------------|---------|

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|------------------------------------|-------------|---------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Ref:</b>            | 3/2026/0576 |                     |         | <br><b>Ribble Valley<br/>Borough Council</b><br><hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 26/8/26     | <b>Site Notice:</b> | 26/8/26 |                                                                                                                                                                                                              |
| <b>Officer:</b>                    | BT          |                     |         |                                                                                                                                                                                                              |
| <b>DELEGATED ITEM FILE REPORT:</b> |             |                     |         | <b>APPROVAL</b>                                                                                                                                                                                              |

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| <b>Development Description:</b> | Proposed change of use from residential dwelling to holiday let. |
| <b>Site Address/Location:</b>   | Highcliffe Cottage, Lower Chapel Lane, Grindleton, BB7 4RN.      |

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|-----------------------------------|----------------------------|
| <b>CONSULTATIONS:</b>             | <b>Parish/Town Council</b> |
| <b>Grindleton Parish Council:</b> | No objections.             |

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| <b>CONSULTATIONS:</b>             | <b>Highways/Water Authority/Other Bodies</b>                                                                                    |
| <b>LCC Highways:</b>              | No objections subject to further information being provided with regards to waste storage, cycle storage and vehicular parking. |
|                                   |                                                                                                                                 |
| <b>RVBC Environmental Health:</b> | No objections.                                                                                                                  |
|                                   |                                                                                                                                 |
| <b>CONSULTATIONS:</b>             | <b>Additional Representations.</b>                                                                                              |
| None.                             |                                                                                                                                 |

**RELEVANT POLICIES AND SITE PLANNING HISTORY:****Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
Key Statement DS2: Sustainable Development  
Key Statement EN2: Landscape  
Key Statement EC3: Visitor Economy  
Key Statement DMI2: Transport Considerations  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport & Mobility  
Policy DME4: Protecting Heritage Assets  
Policy DMB3: Recreation and Tourism Development

National Planning Policy Framework (NPPF)

**Relevant Planning History:****3/2024/0763:**

Approval of details reserved by condition 4 (details of railings and fences) of planning permission 3/2023/0218 (Approved)

**3/2023/0568:**

Approval of details reserved by condition5 (internal roof sections) of planning permission 3/2023/0218 (Approved)

**3/2023/0218:**

Renovation and part demolition of detached outbuilding to Highcliffe Cottage. Alterations to roof and addition of 1.1m high metal safety railings (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a two storey end terraced cottage property situated in the defined settlement area of Grindleton within the Forest Of Bowland National Landscape and Grindleton Conservation Area. Access to the property is from Chapel Lane / Lower Chapel Lane with the application property consisting of stone, timber doors and windows and slate roof tiles. The application property is also served by a single storey outbuilding which lies directly adjacent to the North-east of the application property. The application property lies within a residential setting with the wider surrounding area comprising a mixture of woodland, agricultural land and open countryside.

**Proposed Development for which consent is sought:**

Planning consent is sought for a change of use of the application property from a dwellinghouse (Use Class C3) to a short term holiday let (Use Class Sui Generis).

**Principle of Development:**

Key Statement EC3 states:

*'Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions.'*

In this instance, the proposal relates to the creation of new tourist accommodation that could potentially offer small scale benefits to the economy of the Borough. As such, the proposed development would accord with the general intentions of Key Statement EC3.

The application site lies within the defined settlement area of Grindleton which is identified as a Tier 2 Settlement within the Ribble Valley Core Strategy. Policy DMG2 of the Core Strategy requires development within Tier 2 settlements to meet at least one of six exceptions, one of which allows for developments for small scale tourism or recreational developments appropriate to a rural area. In this instance, the proposed development relates to the provision of a single holiday let unit which would provide a basic level of amenities. As such, the proposed development is considered to fall within the threshold of small scale tourism and would therefore satisfy the requirements of Policy DMG2 with respect to the exceptions made for tourism within the Borough's Tier 2 Settlements.

Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy require new development to be located to minimise the need to travel, with good access by foot and cycle and convenient links to public transport. This is consistent with Policy TR3 of the NPPF (2026) which seeks to direct development to sustainable locations where possible. The application property lies within the defined settlement area of Grindleton which is a Tier 2 village with limited services and amenities. Therefore due to the rural location of the application site future occupants of the proposed holiday let would likely be reliant on the use of private motor vehicles and this weighs against the proposal, however this is balanced against the sustainable benefits of re-using an existing building.

Policy DMB3 requires additional criteria to be met with regards to the provision of tourism and visitor facilities:

*Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:*

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings,*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

Having regard to criteria point 1 of Policy DMB3, whilst the proposed development would be in conflict with Key Statement DMI2 and Policy DMG3 of the Core Strategy with regards to its location, this conflict is considered to be outweighed against the sustainable benefits of re-using an existing building. Furthermore, the proposed development would be compliant with the provisions of Key Statement EC3 and Policy DMG2. The proposal would therefore raise no measurable conflict with criteria point 1 of Policy DMB3.

Turning to criteria point 2, the application building adjoins to two neighbouring properties and lies in close proximity to numerous additional dwellings and is therefore considered to be physically well related to existing built form. The proposal would therefore be compliant with criteria point 2 of Policy DMB3.

With regards to criteria point 3, no physical works are proposed to the exterior of the application property as part of the proposed change of use therefore the proposed development would have no impact upon the visual amenities of the area. The proposal therefore raises no conflict with criteria point 3 of Policy DMB3.

Turning to criteria point 4, the application property has direct access to Chapel Lane / Lower Chapel Lane both of which have connectivity to the wider road network within Grindleton. Furthermore, given the small scale nature of the proposed use, it is not anticipated that the proposal would generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. The proposal site lies within 70 metres of a bus stop which is served by the number 66, 66S and 67 public buses which stop at the principal settlement of Clitheroe. These bus services, including Sunday services are limited and as such are not considered to be of a duration or frequency that would make travelling by public transport an attractive method of transport for future occupiers. Notwithstanding this, whilst the likely reliance on private motor vehicles would weigh against the development, it is not considered that the identified conflict with this component of criteria point 4 and Key statement DMI2 and Policy DMG3 would, in its own right, be substantive enough to justify refusal of the proposed development. The proposal is therefore considered to be broadly compliant with criteria point 4 of Policy DMB3.

With respect to criteria point 5, the existing vehicular parking arrangement for the property would remain unchanged as part of the proposal and it is not considered that retention of the current arrangement would pose any issues with regards to highways safety (this issue is covered in more detail in the 'Highways and Parking' section of this report).

Turning to criteria point 6, the proposed change of use carries no implications with regards to ecological impacts and as such raises no conflict with criteria point 6 of Policy DMB3.

Policy S4 of the NPPF (2026) states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the decision making policies of Framework. Whilst there would be some conflict with the provisions of Policy TR3 of the Framework with regards to the rural location of the proposed development, it is not considered that this would substantially outweigh the benefits that would be derived from the proposal with regards to supporting the tourist economy of the Borough and the sustainable benefits of re-using an existing building. Furthermore, the proposal would not be in conflict with any other decision making policies of the Framework. The proposal would therefore satisfy the requirements of Policy S4 of the NPPF (2026).

Taking account of all of the above, the proposal would satisfy the requirements of Key Statement EC3 and Policies DMG2, DMG3 and DMB3 of the Core Strategy and Policy S4 of the NPPF (2026) and is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

#### **Impact Upon Residential Amenity:**

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed holiday accommodation would consist of two bedrooms with basic amenities therefore given the small numbers of people that would be accommodated it is not anticipated that the proposal would give rise to undue levels of noise and disturbances. Furthermore, the proposed development has been subject to review from the Council's Environmental Health department who have raised no concerns with regards to potential noise issues from the proposal.

Consequently, it is not considered that the proposed change of use would give rise to noise and disturbances that would be unduly harmful to the amenity of any adjoining or neighbouring residents and would therefore be compliant with the aims and objectives of Policy DMG1.

#### **Visual Amenity/External Appearance & Impact upon Character/appearance of Conservation Area:**

No physical works are proposed to the exterior of the application property as part of the proposed change of use therefore the proposed development would have no impact upon the visual amenities or historic character of the area.

#### **Highways and Parking:**

The proposed development has been subject to review from Lancashire County Council Highways who have requested further information with respect to waste storage, cycle parking and vehicle parking. Notwithstanding this, the plans submitted in support of the application show provisions for secure cycle storage within the property's outbuilding and the applicant has also confirmed that this building accommodates waste storage for the property. Furthermore, the application property does not benefit from any designated parking spaces, with informal parking for the property currently being accommodated on Back Lane and with no changes proposed to this arrangement as part of the proposed

change of use. Consequently, provision of the information requested by the LHA is not considered to be necessary in this instance. 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:**

BNG

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

**Observations/Consideration of Matters Raised/Conclusion:**

The proposed provision of tourist accommodation meets with the requirements of Key Statement EC3 and Policies DMG2, DMG3 and DMB3 of the Core Strategy and Policy S4 of the NPPF (2026), thus establishing the principle of development. Furthermore, the proposed development would not have any undue impact upon the amenity of any neighbouring residents, visual amenities or historic character of the area, highway safety or 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.

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| <b>RECOMMENDATION:</b> | That planning consent be granted subject to the imposition of conditions. |
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