


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

<b>Application Ref:</b>	3/2021/0261/P	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	PRE APP AND 28/04/21	
<b>Officer:</b>	JM	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Demolition of existing garage/workshop and dutch barn; re-use of former farm buildings as a dwelling; closure of vehicular access to the farmyard; alterations to the existing access; sewage treatment and surface water drainage facilities; and landscaping.
<b>Site Address/Location:</b>	Moor Cock Farm Clitheroe Road Ribchester

<b>CONSULTATIONS:</b>	<b>Parish Council</b>
No comments received	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
No objections but recommend various conditions in the interest of highway safety and sustainability travel measures.	
<b>LCC Archaeology:</b>	
No comments received.	
<b>LLFA</b>	
<b>No objection</b>	
<b>Natural England</b>	
No objection	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None	

<b>RELEVANT POLICIES:</b>
<b>Ribble Valley Core Strategy:</b> Key Statement DS1 – Development Strategy Policy DMG1 – General Considerations Policy DME4 – Protecting Heritage Assets Policy DMH4 – Conversion Of Barns  National Planning Policy Framework (NPPF)
<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Description of Proposed Development:</b>  Consent is sought for the conversion of a stone barn and outbuilding to form 1 dwelling. The scheme also involves demolition of various buildings and the closure of a vehicular access and creation of pedestrian entrance. The scheme includes detached garages for the conversion and the adjacent dwelling. The scheme has been amended in accordance with pre application advice which has

resulted in relocation and reduction in rooflights and changes to the design to reflect a more simple vernacular as well as minor amendments to protect privacy.

**Site Location/Address:**

The application is situated in the open countryside and within the AONB and has a road frontage on Longridge Road .

**Principle of Development:**

The principle of this development relates to the conversion policies and I am satisfied that subject to detailed design the property is located in a group of buildings and would be compliant with the conversion of a former agricultural buildings policy.

**Impact Upon Residential Amenity:**

Limited impact to the occupiers of the adjacent dwelling but there is sufficient privacy distance and the scheme incorporates fencing and landscaping to reduce direct overlooking.

**Visual Amenity/External Appearance:**

The proposal has been subject of pre application advice and concern was expressed regarding some of the alterations. The proposal has been sympathetically designed to minimise the amount of new openings and the main roadside elevation is unaltered and utilised existing openings including the main cart door.

The removal of a modern agricultural building enhances the main barn and offers a visual improvement. The enhancement of the exiting hedgerow offers a visual enhancement and additional biodiversity.

**Landscape/Ecology:**

In relation to landscaping the garden area is relatively modest and the proposal uses an existing cobbled courtyard which is screened by existing buildings. A bat survey does conclude presence of bats and barn owls and a mitigation scheme has been submitted which includes provision for bat and barn owl boxes. Furthermore a planning condition is imposed requiring a licence before work takes place on the buildings.

The reinforcement of the existing hedgerow would further add to biodiversity and give some visual break.

**Highway**

The scheme subject to the imposition of conditions would not be to the detriment of highway safety.

**RECOMMENDATION:**

That conditional planning permission be granted