


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:	10/6/2021	Manager:		Date:	
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Application Ref:	3/2021/0405	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/06/18	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Construction of one block of seven apartments and associated parking.
Site Address/Location:	Land adj Black Horse Inn, Pimlico Road, Clitheroe. BB7 4PZ

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
United Utilities:	

No objection subject to the imposition of relevant conditions relating to foul and surface water drainage.

Environmental Health:	
No objection subject to the imposition of a condition requiring the applicant to provide a Construction Management Plan in order to reduce the noise and air pollution likely to occur during the construction phase of the development.	

LCC Highways:	
No objection subject to the imposition of relevant conditions relating to highway safety and site access. Concerns were raised in relation to the originally submitted Proposed Site Layout drawing whereby the proposed bin storage area was incorrectly depicted as being sited on the outside of the development site's red line boundary. The applicant has since submitted an amended Proposed Site Layout drawing which correctly shows the proposed bin storage area sited within the site's red line boundary in accordance with the plans from the previously approved application from 2018.	

Lancashire Archaeology (LAAS)	
The LAAS advice remains the same as that provided in June 2018 in relation to planning application 3/2018/0510 in as much that no archaeological mitigation is required in relation to the development of this site.	

CONSULTATIONS:	Additional Representations.
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One objection has been received in respect to the application. The objection is summarised as:

- Impact of the proposal upon visual amenity
- Impact of the proposal upon highway safety

The above concerns are addressed in the relevant sections of the report below.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DME1 – Protecting Trees & Woodland
Policy DME2 – Landscape & Townscape Protection

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2015/0785:

Construction of one block of six flats and associated parking (Refused)

3/2018/0510:

Construction of one block of six flats and associated parking (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is located off the Eastern side of Pimlico Road located to the South of the Black Horse Inn. The development site consists of two parcels of adjoining land, one fronting Pimlico Road that currently accommodates informal parking and is thought to be associated with the coach house to the South, with the remainder of the site being contained within a ‘walled garden’ located in an elevated position to the east, accessed via an existing external stone stairway.

The site is located within but towards the northern extents of the defined settlement boundary for Clitheroe. The site is well-served by a footway on both sides of Pimlico Road and it is considered that the site is within a walkable distance to the Town centre of Clitheroe.

The surrounding area is predominantly residential in nature with the site being located to the West of the Coplow Quarry SSSI.

Proposed Development for which consent is sought:

Consent is sought for the erection of one apartment block to accommodate 7 apartments with

associated parking, refuse and cycle storage. The proposal relates to a previous application from 2018 whereby planning consent was granted for the construction of one block of 6 flats with associated parking. The originally approved development comprised a one bedroom apartment on the ground floor, 4 two bedroom apartments and one three bed apartment located in the roof space which would have occupied the third floor.

It has since been determined through market research that there is no demand for the three-bed apartment which has been deemed too large for the local market. As such, the current proposal includes plans to incorporate two one bedroom apartments within the third floor of the proposed apartment block in place of the originally proposed three bedroom apartment.

The applicant has stated that the proposed changes in accommodation will be more suited to the demographic of the local area with particular appeal to people wishing to downsize from larger properties and to elderly and/or disabled residents given the apartment block's inclusion of a lift and disabled parking facilities.

The current proposal also includes some minor changes to the originally approved proposal which include the addition of an extra window to the building's third floor North elevation and the replacement of slate roof tiles and timber window frames with concrete roof tiles and woodgrain effect UPVC windows respectively. The changes also include some minor amendments to the internal height elevation of the building's third floor in order to accommodate the 2 one bedroom apartments.

It is proposed that the apartment block will be sited in a 'walled' area of land located to the East of Pimlico Road which is significantly raised compared to the level of the road.

It is proposed that the area will be partially dug out to accommodate the apartments allowing the ground-floor finished floor level to be of a similar level as the associated land to the west which will accommodate dedicated parking provision for the apartments. The aforementioned alterations in land levels will result in 1.5 storeys of the building being 'sunken' or set below the height of the adjacent surrounding perimeter walling.

The area of land associated with the application fronting directly on to Pimlico Road will accommodate parking provision for approximately 13 vehicles, with one dedicated parking bay for those that are mobility impaired. It is also proposed that this area will accommodate a communal refuse storage area.

It is proposed that the existing wall fronting Pimlico Road will be lowered, however no details have been provided in respect of this and as such, should consent be granted, conditions will be imposed in respect of this matter.

Principle of Development:

The site is located within the defined settlement boundary of Clitheroe, Key Statement DS1 of the Ribble Valley Core Strategy states that the majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the principal settlements of Clitheroe, Longridge and Whalley.

In respect of this matter, notwithstanding other Development Management considerations, it is therefore considered in principle that the development, in terms of locational aspirations, is clearly broad accordance with the adopted development plan and development strategy for the Borough.

Residential Amenity:

The previously approved proposal from 2018 incorporated a number of measures to address potential

privacy issues with neighbouring properties. These measures included the incorporation of obscure glazed windows to the building's South and East elevations in addition to an extensive belt of tree planting on the proposal site's Northern, Eastern and Southern boundaries in order to provide additional screening.

Plans from the previous consent indicated that the proposed apartment block was to be sited to the North of the nearest neighbouring properties and as such no issues were identified in relation to any potential loss of light or outlook for any neighbouring residents.

The current proposal will retain all of the above elements from the previous consent with the only exception being the addition of an extra window to the North elevation of the building's third floor. This window would look towards the featureless gable end of the property known as the Black Horse Inn which is located approximately 50 metres away and as such the additional window would have little bearing upon existing levels of privacy. Accordingly, it is not considered that the proposal would have any undue impact upon residential amenity.

Visual Amenity:

The proposed apartment block will be purposely sited below the height of the surrounding perimeter stone wall and set back approximately 23 metres from Pimlico Road in line with the previous consent in order to reduce the overall visual impact of the proposed works.

It was noted in the previous consent that the surrounding townscape and street scene benefits from significant variations in building typology and scale, with a number of raised buildings also being present within the vicinity. As such it is considered that the height of the building will be assimilated into the existing street scene without any undue harm to the character or visual amenities of the area.

The building will be constructed from coursed local stone in line with the previous consent however the current proposal incorporates some minor changes in external materials which include the replacement of slate roof tiles and timber window frames with concrete roof tiles and woodgrain effect UPVC windows respectively. These alterations whilst noticeable would not fundamentally alter the external appearance of the proposed apartment block and would integrate sufficiently with the character of the building and other properties in the area therefore the proposed changes are considered to be acceptable.

Landscape/Ecology:

No ecological appraisal has been submitted in support of the application however the previously submitted appraisal concluded that the vegetation to be cleared as a result of the development has low ecological significance. Trees were found to be of general low quality and stated that their loss can be compensated in the supporting landscaping plan.

The report further stated that due to the distance from the nearest Statutory Protected Site Coplow Quarry SSSI it is not considered that there will be any direct or indirect impact upon it.

Given the site circumstances and conditions have not fundamentally changed since the determination of the previous application I do not consider that there will be any adverse impacts upon protected species or associated habitats as a result of the development.

Other Matters:

The LAAS have made observations in relation to the proposals potential to have impacts upon industrial archaeological artefacts or assets. However, the response has concluded that no

archaeological recording is required.

LAAS have further advised that the Council should be satisfied that the proposed works to the existing land levels and walls will not adversely impact the stability of former bridge abutment and the Southern wall to the former railway line, or that appropriate mitigation proposals are in place before granting consent.

However, when taking these observations into account I am of the opinion that to control such matters, either through the imposition of conditions or by requesting further information, would go beyond that which is considered reasonable or necessary for the determination of the application, particularly with regards to engineering mitigation.

The onus will lie upon the site-contractor or developer to ensure that all works do not compromise adjacent land / walling or its integrity, furthermore, should such information be submitted, the authority does not have a suitably qualified technical role that would be able to assess such information in terms of the effectiveness of the mitigation proposed.

Observations/Consideration of Matters Raised/Conclusion:

The proposal represents an appropriate form of development that responds appropriately to the inherent character, scale and pattern of adjacent development and would not result in any significant measurable detrimental impact upon nearby existing residential amenity.

The proposal retains all of the elements from the previous consent with the exception of a few minor changes which will have little, if any bearing on the originally approved scheme.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommend accordingly.

RECOMMENDATION:

That planning consent be granted.