


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

|                |                 |           |              |                   |                 |           |              |                |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>EP</b> | <b>Date:</b> | <b>20/05/2025</b> | <b>Manager:</b> | <b>LH</b> | <b>Date:</b> | <b>21/5/25</b> |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|----------------|

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|------------------------------------|------------|---------------------|------------|---|
| <b>Application Ref:</b>            | 2025/0063  |                     |            |  <p>Ribble Valley<br/>Borough Council<br/><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p> |
| <b>Date Inspected:</b>             | 25/03/2025 | <b>Site Notice:</b> | 25/03/2025 |   |
| <b>Officer:</b>                    | EP         |                     |            |   |
| <b>DELEGATED ITEM FILE REPORT:</b> |            |                     |            | <b>APPROVAL</b>   |

|                                 |   |
|---------------------------------|---|
| <b>Development Description:</b> | Proposed erection of sheep shelter.     |
| <b>Site Address/Location:</b>   | Park Farm, Whalley Road barrow BB7 9BD. |

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| <b>CONSULTATIONS:</b> | <b>Parish/Town Council</b> |
| No comments received. |                            |

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|-------------------------|--|
| <b>CONSULTATIONS:</b>   | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>    | N/A  |
| LCC PROW: No objection. |  |
| <b>CONSULTATIONS:</b>   | <b>Additional Representations.</b>           |
| No comments received.   |  |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>   |
| <p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy<br/>Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations<br/>Policy DMG2: Strategic Considerations</p> <p>National Planning Policy Framework (NPPF)</p>  |
| <p><b>Relevant Planning History:</b></p> <p><b>3/2024/0700:</b> Proposed conversion of stone agricultural barn and shippen to create two, two-storey dwellings with associated parking and curtilage areas. (approved).</p> <p><b>3/2024/0167:</b> Proposed erection of agricultural building (Approved)</p> <p><b>3/2023/1024:</b> Proposed erection of extension to existing agricultural livestock building (Approved)</p> <p><b>3/2023/0906:</b> Prior notification for extension to existing agricultural livestock building (Refused)</p> <p><b>3/2014/0576:</b> Agricultural building for storage of farm machinery and fodder (Permission Not Required)</p> <p><b>3/2014/0418:</b> Prior notification of an agricultural building length 38.70 metres height to eaves 5.16 metres breadth 16.1 metres height to ridge 7.74 metres for the storage of animal fodder and farm equipment (Permission Required)</p> |

## ASSESSMENT OF PROPOSED DEVELOPMENT:

### Site Description and Surrounding Area:

The application relates to an existing farmstead in Barrow. The farmstead hosts a semi-rural position accessed off the A59 with the surrounding area being a combination of agricultural, residential and commercial in nature. The application site itself is not on any designated land.

### Proposed Development for which consent is sought:

Consent is sought for the construction of a sheep shelter to the southern extents of the farmstead. The building will measure approximately 22m by 9m and will be partially open sided.

### Principle of Development:

Policy DMG2 of the Ribble valley Core Strategy allows for development outside a defined settlement area where it is required for the purposes of forestry or agriculture. The proposed development is for the erection of a new agricultural building for the purposes of housing sheep. It is therefore considered that the proposed building is reasonably necessary for the purposes of agriculture and complies with Policy DMG2.

### Impact Upon Residential Amenity:

The proposed development is in excess of 350 metres from the nearest neighbouring receptors. The proposal is for an additional agricultural building within the heart of the farmstead. It is therefore not considered that the proposal will bring farm activity and its associated noise and odours closer to neighbouring dwellings.

There is an extant consent (3/2024/0700) for the conversion of an existing barn/shippen within the farmstead to provide 2 new residential units. If this consent is implemented, the proposed development would result in the creation of new development close to residential receptors. However, given the buildings to be converted to dwellings are in the heart of the farmstead, there is already a level of farm activity associated with the existing working farm and surroundings buildings in close proximity. It is not considered that the proposed development would intensify farm activity and the associated noise or odours to an unacceptable degree, when compared to the existing arrangement on site.

### Visual Amenity/External Appearance:

*Policy DMG1 states that development must*

- be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

The proposed sheep shelter will measure 22.8m by 9.1m with a maximum height of 4.3m. Whilst the building is quite substantial in regards of footprint, it is located within the main cluster of agricultural buildings on the farm and will therefore not harm the openness of the landscape in any way. The proposed building is located to the south of the existing cluster of building, of similar footprint to recently approved agricultural buildings but will comprise a lower eaves and ridge height. Given the southerly siting, the building will be screened from view from the highway (A59) by the existing built form. As such the shelter

will integrate sufficiently into the farmstead without being overly visually prominent. The existing backdrop of agricultural buildings will mitigate any significant visual impact as a result of the proposal.

In respect of materials, the building will be constructed with PCC panels, New York boarding and a profile sheet roof. All of the proposed materials match the existing buildings and are consistent with typical agricultural building. The building will be partially open sided and will therefore be suitably ventilated for livestock occupancy. Consequently, the building will integrate sufficiently into the farmstead and is designed appropriately for its proposed use.

**Highways and Parking:**

No highways implications identified.

**Landscape/Ecology:**

BNG.

A biodiversity net gain assessment has been provided in support of the application which indicates that construction of the building would result in a loss of biodiversity to the application site (primarily grassland removal) however the submitted BNG assessment shows that the identified loss of biodiversity could be offset through on-site habitat creation which in turn would result in a post development biodiversity net gain of 11.4%. As such, the proposed development satisfies the statutory requirements with respect to biodiversity net gain.

**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.