

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	20/06/2025	Manager:	LH	Date:	23/6/25
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Application Ref:	3/2025/0287			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/05/2025	Site Notice:	30/05/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed calf shed and welfare building.
Site Address/Location:	Mason House Farm, Clitheroe Road, Bashall Eaves, BB7 3DD

CONSULTATIONS:	Parish/Town Council
No comments received in respect of the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No additional representations received.	

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 EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2023/0563: Proposed covered manure store. (approved).

3/2021/1288: Proposed covered silage store (Approved)

3/2020/0638: Prior Notification to extend existing livestock feeding area. (Approved)

3/2020/0635: Prior notification to cover feed area and manure store. (Approved)

3/2019/0685: Prior Notification for the erection of a lean-to roof to cover existing cattle race and sorting area. (Approved)

3/2017/0916: Agricultural building for livestock. (Approved)

3/2016/0181: Covering of cattle feeding and storage area. (Approved)

3/2015/0034: Proposed extension to existing building to house slurry handling equipment. (Approved)

3/2013/0020: Application for an animal feed store. (Approved)

3/2012/0402: Erection of a 50kW wind turbine (34.2m to tip height) to supply electricity to the farming operations (Refused and dismissed at appeal)

3/2010/0989: Proposed erection of a 20kW, 18m high wind turbine (Approved)

3/2008/0566: Extension of existing agricultural building (Approved)

3/2008/0455: Cattle building to house cattle, robotic milkers, approx. 25m x 18.5m (Permission required)

3/2000/0789: Change of use of agricultural building to industrial for the bottling and cartoning of milk and cream (Approved)

3/2000/0568: Change of use of agricultural building to industrial for the bottling and cartoning of milk and cream (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Mason House Farm, a farmstead comprising numerous agricultural buildings within close proximity to a Grade II Listed farmhouse and adjoined barn. The site to which the application relates is located to the north-west of Bashall Eaves, within the open countryside and the Forest of Bowland National Landscape (Area of Outstanding Natural Beauty).

Proposed Development for which consent is sought:

Consent is sought for the construction of a calf shed and welfare building within the existing farmstead.

Principle of Development:

The proposal site lies within the open countryside. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside of the Borough's defined settlement areas can be considered as justifiable if *'the development is needed for the purposes of forestry or agriculture'*.

The proposed development consists of an agricultural building for housing calves and improving animal welfare which would serve the existing use of the site as a dairy farm. The need for this structure is considered reasonably necessary for the purposes of agriculture and as such, the proposed development would comply with Policy DMG2 and is therefore acceptable in principle subject to an assessment of the material planning considerations.

The proposal site is also located within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty) and therefore consideration will also be given towards the impact of the proposed development upon the visual amenity of the surrounding landscape.

Impact upon Listed Building(s) and Setting (Where Applicable):

Mason House Farmhouse and adjoined barn are Grade II Listed dating back to the late 17th Century. The dwellinghouse is situated on the eastern side of the farmstead, with the proposed development being sited to the south-west of the farmyard. The proposed development would be distanced over 65m from the Farmhouse and would be separated by numerous existing agricultural buildings. As such, it is not considered that the proposed building would result in any detrimental harm upon the significance of the Listed Building.

Impact Upon Residential Amenity:

The proposed development is located on the edge of an established farmstead in a rural area, with the closest residential property outside of the curtilage being Ayxa Hall, located approximately 600m north of the site, and Mason Green Farm, around 600m to the south. As such, the proposed building would not result in any significant or measurable impact upon any existing nearby residential amenities.

Visual Amenity/External Appearance:

The application site lies within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to development in the National Landscape, Key Statement EN2 of the Ribble Valley Borough Council Core Strategy states that *'the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features, and building materials.'*

The proposed agricultural building would comprise a fairly significant footprint of approximately 335 square metres and would feature a asymmetric pitched roof form with a ridge height of 5.5m. However, the proposed development would be sited in close proximity to existing built form with the existing building within the site acting as a backdrop. In this context, the proposed building would not appear an incongruous or anomalous addition to the surrounding landscape, nor would it be visually prominent from outside of the farmstead curtilage.

Whilst the proposal would be publicly visible from the Public Right of Way which runs through the site, the development would be viewed in context with the existing agricultural buildings which serve a working dairy farm, and therefore it is not considered that the proposal would appear out of keeping or unsympathetic.

The proposed building would also share an acceptable visual relationship with the farmstead's existing group of buildings, incorporating traditional agricultural materials including concrete panels, timber boarding and heat guard roof sheeting, all of which are typical for a modern agricultural building of this nature. In this respect, the proposed development would be in accordance with Key Statement EN2 in as much that the proposal would not significantly detract from the aesthetic value of the surrounding landscape.

Highways and Parking:

No highways implications identified.

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 development would not be harmful to the residential amenity of any neighbouring residents, nor would it result in any significant harm to the visual amenities of the immediate area or surrounding national landscape. The proposal would also be used in relation to an existing agricultural operation and as such, would be compliant with the aims and objectives of Policy DMG2.

It is 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.
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