

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	22/07/25	Manager:	LH	Date:	25/7/25
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Application Ref:	3/2025/0359			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/06/25	Site Notice:	10/06/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of cattle finishing building.
Site Address/Location:	Cunliffe House Farm, Longsight Road, Langho, BB6 8AD.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0128: Prior notification for change of use of agricultural building to a use within Class B8 (Storage and Distribution) under Class R for the storage of ATV vehicles in connection with a wider dealership (Approved).

3/2023/0836: Prior notification for a proposed agricultural workshop and store (Permission not required).

3/2023/0836: Prior notification for a proposed agricultural workshop and store (Permission Required).

3/2023/0410: New single storey detached building to be used as a fire/stove showroom along with parking spaces (Approved).

3/2023/0110: Prior notification for a proposed single storey building 13.71m long, 9.14m wide, 5.3m high (max) with pitched roof for storage of animal bedding (Permission not required).

3/2021/1164: New hardstanding to extend display area of garden centre along with new fences and repositioning of access track (Approved).

3/2020/1002: Single storey timber building with pitched roof for storage of animal feed, tractor and other farming equipment (Permission Not Required).

3/2020/0166: Erection of a single storey timber building with pitched roof for storage of logs and machinery. Replacement of poly tunnel (Permission Not Required).

3/2020/0019: New log cabin to house dog grooming (Approved).

3/2019/1055: Discharge of conditions 4 (materials), 5 (window/door details), 6 (boundary treatment), 8 (bird/bat boxes) and 12 (drainage) from planning permission 3/2019/0716 (Conditions Discharged).

3/2019/0716: Conversion of barn to one new dwelling (Approved).

3/2017/1089: Change of use of existing barn to single dwelling (Approved).

3/2017/0796: Erection of office building (Approved).

3/2017/0648: Notification of prior approval for a change of use of agricultural building to a single dwelling house (class 3) (Refused).

3/2009/0197: Extension to the existing stable block and construction of a menage on the site (Approved).

3/2005/0617: Change of use of agricultural building to form extended tack shop and animal feed sales (Approved).

3/2003/0148: Change of use of building to form 2no. Holiday let cottages, tack shop 4no. Office/workshop units and an equestrian centre clubroom/office (Approved).

3/2002/0283: Proposed agricultural building extension (non-livestock) for storage (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Cunliffe House Farm, an existing agricultural/ commercial complex located to the south of Longsight Road, Langho. The site to which the proposal relates is located outside of any defined settlement area and on land which benefits from an Open Countryside designation.

Proposed Development for which consent is sought:

Consent is sought for the proposed construction of a cattle finishing building towards the rear of the existing farmyard.

The proposed building would measure 30.5m by 22.9m, with an eaves and ridge height of 3.7m and 5.6m respectively and would be constructed from concrete panels to the lower elevations, Yorkshire boarding to the upper elevations and cement fibre sheets to the roof.

Principle of Development:

The proposal site lies outside of any defined settlement area. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside of the defined settlement area can be considered as justifiable if 'the development is needed for the purposes of forestry or agriculture'.

The information submitted in support of the application states that the applicant's agricultural holding is 111 hectares in area. This comprises 78 hectares of pasture and 33 hectares of meadow which supports 100 store cattle and 375 lambs. The information goes on to state that the main purpose of the building is to enable the applicant to finish their own cattle on site.

As such, the proposed development is considered to be a justifiable addition to the application site in the context of the applicant's existing agricultural operation. Accordingly, it is not considered that the proposed development would conflict with Policy DMG2 and is therefore acceptable in principle subject to an assessment of additional material planning considerations.

Impact Upon Residential Amenity:

The nearest residential dwellinghouse located outside of the agricultural holding is located in excess of 100m from the proposal site. Given this separation distance, and the existing use of the site for an established agricultural enterprise, the proposed development is considered to have an acceptable relationship with nearby residential receptors.

Visual Amenity/External Appearance:

The proposed building would be finished in concrete panels, Yorkshire boarding and cement fibre roof sheeting, all of which would reflect the external detailing of the existing buildings within the farmstead. Furthermore, whilst the resultant structure would be significant in terms of its footprint, it would be sited in close proximity to the existing agricultural buildings associated with the holding and would therefore appropriately assimilate into the existing farm complex without reading as an over dominant, incongruous or isolated feature within the surrounding landscape.

Accordingly, it is not considered that the proposed development would be harmful to the existing visual amenities of the area.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development insofar that the building would be utilised in association with the established agricultural enterprise at Cunliffe House Farm and no changes to the farmsteads existing vehicle access and parking arrangements are proposed.

Landscape/Ecology:

A Biodiversity Net Gain strategy has been submitted in support of the proposed development which has been subject to review from Greater Manchester Ecology Unit. The response received from GMEU, dated 17th July 2025, raises no objections to the proposal. The development could achieve an overall net gain in biodiversity of at least 10% through the enhancement of grasslands and hedgerows on the wider holding. The on-site habitat enhancements are not regarded to be significant and therefore a 30-year Habitat Management and Monitoring Plan is not required. However, the submission of a Habitat and Landscape Establishment and Management plan has been secured by condition, along with the installation of 2no. bird nesting boxes.

The proposal would also include the removal of a line of existing conifer trees. However, these trees are considered to be of low amenity and biodiversity value and as such, their loss is acceptable in this

particular instance. The removal of these trees would also be adequately mitigated by the aforementioned Biodiversity Net Gain strategy.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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