


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	28/11/2025	Manager:	LH	Date:	28/11/25

Application Ref:	3/2025/0364			 <div>Ribble Valley Borough Council</div> <hr/> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	08/10/2025	Site Notice:	N/A	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Retention of a safety fence.
Site Address/Location:	Longridge Cricket Club, Chipping Road, Longridge, PR3 2NB

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.
RVBC Countryside Officer:	No response received.
CONSULTATIONS:	Additional Representations.

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement DMI2: Transport Considerations</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME1: Protecting Trees and Woodlands Policy DME2: Landscape and Townscape Protection</p> <p>National Planning Policy Framework (NPPF)</p> <p>Adopted Longridge Neighbourhood Development Plan:</p> <p>Policy LNDP3: Longridge Design Principles Policy LNDP6: Landscape Policy LNDP11: Development of new and improvement of existing Community Facilities</p> <p>Relevant Planning History:</p> <p>3/2022/0162 Development of new ramp and external viewing area to allow disabled access to clubhouse and terrace.</p>

Approved with Conditions

3/2015/0086

Replacement groundkeepers store and scoreboard

Approved with Conditions

3/2010/0883

The proposal is to extend the existing clubhouse and include a new garage to the rear of the clubhouse connected to the existing structure.

Approved with Conditions

3/2009/0500

Installation of a new septic tank. Installation of new changing facilities to rear of existing club house, using steel storage units. Erection of 8m high telegraph poles with netting at roadside, to prevent cricket balls hitting cars and passers-by.

Approved with Conditions

3/1996/0129

Alterations to provide new scorer's enclosure and more club room by inserting windows in lieu of present verandah rails

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site comprises part of Longridge Cricket Club grounds and lies immediately adjacent to Chipping Lane which is the main road North out of Longridge. The site is located within the settlement boundary and forms part of a committed housing site. An area immediately adjacent to the red line boundary is located at risk of surface water flooding.

The site is also located within the adopted Longridge Neighbourhood Plan Area.

Proposed Development for which consent is sought:

The application is retrospective and is for the erection of safety fencing along the western boundary of the cricket field. The fencing comprises aluminium demountable posts, sockets, pulleys with heavy duty steel posts and galvanised steel wire and bottle strainers. The safety fence spans a total length of 70m. There is approximately 2.52 metres between posts.

It should be noted that an existing hedgerow which is immediately adjacent to the fencing is in situ and is currently at a height of approximately half the fencing.

The elevations have been updated to accurately reflect the fence height (2.8m from the roadside and 3m from inside the cricket grounds). In addition, the site plan has also been updated to show the existing hedgerow immediately adjacent to the fence.

Principle of Development:

The site comprises development to an existing sports facility within the settlement boundary of Longridge. As such, there is no in principle objection to this type of development, subject to compliance with the relevant policies outlined within the Ribble Valley Core Strategy, the adopted Longridge Neighbourhood Development Plan and the National Planning Policy Framework.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

‘create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities stating that development must not adversely affect the amenities of the surrounding area.

Policy LNDP3 of the Longridge Neighbourhood Plan states that proposals should:

‘Have no significant adverse impact on residential amenity for existing and future residents’

Also, Policy LNDP11 states that:

‘Development of new or improvements to existing community facilities will be supported when they conserve local character and distinctiveness, and do not harm the landscape or residential amenity of existing and future occupiers’.

The closest neighbouring property is 50m from the fencing and as such, it is not likely that there would be adverse impact on the amenity of residential receptors in accordance with the above policies.

Visual Amenity/External Appearance:

Paragraph 135 (c) of the NPPF states that planning policies and decisions should ensure that “developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).”

Paragraph 189 of the NPPF also states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’

Key Statement EN2 of the Core Strategy states:

“The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle 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.”

In addition, Policy LNDP3 of the adopted Longridge Neighbourhood Plan states that:

'All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings'.

Policy LNDP6 also states that:

"Landscaping and screening of development should seek to incorporate, with suitable enhancement, existing vegetation and landform. Any additional planting should use native plant species appropriate to the location and setting in terms of type, height, density and the need for on-going management".

Concerns have been previously raised at pre-application stage with regards to the installation of a fence of this height and the impact that it would have on the visual amenities of the surrounding area, including the setting of the Forest of Bowland National Landscape.

It should be noted that there is an existing hedge which has been allowed to grow, covering approximately half of the elevation of the fencing. The agent for the application has confirmed that the hedge is owned by the applicant and has a current maintenance schedule of a significant annual cut and is then trimmed and pruned as necessary though the year. Presently the section of the hedge adjacent to the fence is being left to grow taller for natural screening.

Whilst screening should not be solely relied upon to make a development acceptable, a balance must be made between the need to provide appropriate safety fencing along the boundary with the road. The applicant has advised that the netting as suggested by the Planning Officer in the pre-application enquiry is not sufficient for the speed of cricket balls and would not be appropriate.

A landscaping management and maintenance plan could ensure that the hedge is maintained to an appropriate thickness and height to minimise the visual impact of the development and provide a neutral impact on the setting of the Forest of Bowland National Landscape. A letter has been received from the applicant outlining the suggested management and maintenance of the hedge which shall include retaining the hedge and keeping it maintained at approximately 1.8m which is considered sufficient adjacent to the 2.8m. This document also notes that the hedge would be subject to a formal cut no more than twice per calendar year and further pruning would take place where necessary (limited to light shaping and height control to maintain the minimum 1.8m height, encourage healthy growth and retain a dense habitat. It is considered that this can be secured by way of planning condition.

Subject to the above, the proposal is considered to accord with Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and Policies LNDP3 and LNDP6 of the adopted Longridge Neighbourhood Development Plan.

Highways and Parking:

Paragraph 116 of the National Planning Policy Framework states that *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'.*

With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

Policy DMG1 also states that development must:

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

The Local Highway Authority have been consulted on the application and consider that the development would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site, in accordance with the above policies.

Landscape/Ecology:

It is noted that the fencing has been installed within close proximity to the existing tree. This tree is not protected by tree preservation order and it is acknowledged that the root system is likely already compromised by the existing road and footpath. As noted earlier in this report, the landscape management and maintenance scheme can be secured by way of planning condition to ensure the hedge is maintained at an appropriate height.

The development is retrospective and therefore falls within the exemption for providing mandatory 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 approved subject to conditions.

RECOMMENDATION:

That planning consent be granted subject to conditions.