


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	27/10/2025	Manager:	LH	Date:	29/10/25
----------------	-----------------	----	--------------	------------	-----------------	----	--------------	----------

Application Ref:	3/2025/0400			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	08/07/2025	Site Notice:	08/07/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Erection of replacement agricultural livestock building which has been previously demolished (retrospective).
Site Address/Location:	Black Moss Farm, Elmridge Lane, Chipping, PR3 2NY

CONSULTATIONS:	Parish/Town Council
Chipping Parish Council:	No objections.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	The Local Highway Authority (LHA) are of the view that the proposal will have a negligible impact on the surrounding highway network.
Lead Local Flood Authority:	No comments to make.
Agricultural Advisor:	The Agricultural Advisor considers that the building structure is in line with and in some aspects exceeds the requirements of modern farm buildings and is reasonable for its intended use. The building would also be of a reasonable size and well located to support the agricultural need to enable the care of the dairy heifers being reared on the farm.
RVBC Environmental Health:	<p>The Environmental Health Officer originally disagreed with the suggestion within the submitted lighting report that the site is 'E2'. A lower 'lux' would be required. This has now been amended and the Environmental Health Officer raises no objection subject to the conditions outlined in paragraph 3.17 of the amended report being followed.</p> <p>Other conditions suggested include site preparation and construction phase control of noise/dust/fumes/vibration and restriction of construction noise/deliveries.</p>
RVBC Countryside Officer:	The Countryside Officer considers that the updated lighting has been designed to mitigate against any impact on bats and is acceptable provided the lighting is below 1 Lux.

CONSULTATIONS:	Additional Representations.
One representation has been made raising concerns that the company name has not been added to the application with the address and post code provided being that of First Investment Real Estate Management (FIREM).	

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 EN4: Biodiversity and Geodiversity
Key Statement EN5: Heritage Assets
Key Statement EC1: Business and Employment Development
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME2: Landscape and Townscape Protection
Policy DME4: Listed Buildings and Other Buildings of Significant Heritage Interest
Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMB5: Footpaths and Bridleways
Policy DME6: Flood Risk

National Planning Policy Framework 2024 (NPPF)

Relevant Planning History:

3/2025/0445

Prior approval of a proposed road for agricultural access to the farm.
Refused

3/2024/0943

Proposed erection of eight new agricultural buildings for dairy cattle and associated infrastructure to include: 1 x covered midden, 2 x plant rooms, 1 x cattle sheds with robotic milking machines, 1 x calving shed, extension to existing calving shed, 1 x 1.5 storey staff room/office and erection of wash down area/fuel storage bay. Creation of hard standing, installation of 3 x silo's, and installation of Sustainable Drainage Systems.
Refused

3/2024/0942

Proposed conversion of two stone barns to create three holiday cottages with associated curtilages. Erection of fencing and pedestrian gate
Refused

3/2024/0941

Proposed demolition of existing single storey front extension and erection of two storey side extension and pitched roof front canopy. Alterations to existing window openings and doors. Insertion of new windows to flank elevations. Replacement of stonework to external walls and erection of new chimney and flue. Erection of entrance gates and fencing.
Approved with Conditions

3/2024/0145

Approval of details reserved by conditions 4 (scheme to cover slurry tank), 5 (SW drainage strategy), 6 (construction SW management plan), 7 (site-specific verification report pertaining to SW sustainable drainage system), 8 (landscaping) and 9 (solar panel details) of planning permission 3/2023/0465.
Approved with Conditions

3/2023/0465

Erection of one new dairy cattle building with underground slurry tanks, associated hard standing and solar panels to south facing roofscape, removal of redundant metal ring slurry store and erection of two concrete slurry tanks with canopies.

Approved with Conditions

2022/0928:

Prior notification for a proposed new agricultural building for livestock

Permission Not Required

2016/0414:

Micro scale, slurry only anaerobic digester

Approved with Conditions

3/2013/0961

Steel portal building to house livestock and to store machinery

Permission Required

2009/0782:

Steel framed agricultural storage building

Approved with Conditions

2009/0225:

To change the use of 4.5 acres of woodland situated on the edge of a farm, into an outdoor laser tag site. There will no buildings erected or alteration to the woodland

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to Black Moss Farm which is accessed from an unclassified road from ElmrIDGE Lane. The area is predominantly rural and is located between the settlements of Longridge and Chipping and the site is located within the with Forest of Bowland National Landscape (formerly known as the Area of Outstanding Natural Beauty).

The wider farm is owned while other land is rented within the vicinity of the farm making the total area approximately 218ha. The site currently has 250 dairy cows and farms 120 ha of grass which is cut up to 3 times per year to make silage for feeding to the livestock.

The farm has a number of large agricultural buildings, some of which have been granted planning permission in recent years. These farm buildings include modern steel framed buildings to provide cubicle accommodation with central feeding passages for the dairy farm which house the dairy cows throughout the year, a milking parlour, dairy, office, covered and open silage pits, underground slurry tanks, calf house and other miscellaneous modern buildings for the storage of young cattle and farm machinery.

There are two major water mains pipes which run through the wider site as well as a major hazard pipeline to the south of the site. There are also a number of mature trees between the main farmhouse and the agricultural buildings and also a strip of woodland running south-east from the existing silage clamps.

Planning permission has been recently refused for a number of new agricultural buildings at the wider site as well as a new access.

Proposed Development for which consent is sought:

When the Planning Officer visited the site for planning application ref: 3/2024/0943, it was noted that a large agricultural building had been demolished. The agricultural building has subsequently been replaced with a new building. The building is a steel portal frame structure, with a floor area of approximately 1176sqm. The building is approximately 42 metres long and 28 metres wide with a dual pitched roof that has an eaves height of approximately 3.8 metres and a total height of 7.6 metres. The walls are constructed of slate blue tin sheets to the gable ends, with concrete panels at the lower ground levels and gailbreaker curtains to the side elevations. The roof is constructed of part grey cement fibre sheets with heatguard opaque sheets to act as rooflights.

The interior of the building would be fitted out with a central feeding passage, scraping passages and individual cubicles, the size depending on the age of the cattle to be housed. In addition, robotic slurry scrapers/collectors would keep passageways clean and deposit the slurry over slats at the end of the building where it will be transferred to the existing above ground storage facilities and the cattle would be fed from a mixer wagon and robotic scrapers will push deposited feedstuffs towards the feeding barrier. The proposed building would be to house approximately 156 cattle depending on their age/size and would therefore replace the existing cattle shed which the applicant advises had structural issues.

Principle of Development:

Key Statement EC1 relates to business and employment development and states that:

‘Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.’

In addition, Policy DMB1 seeks to support proposals that are intended to support business growth and the local economy.

In addition, Paragraph 88 of the NPPF states that:

Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

The supporting statement states that the new building provides essential infrastructure for the continued operation of the dairy farm and allow the operations at the farm to continue in a safe building which aligns with modern agricultural practises. The proposed development is therefore considered to broadly accord with the aims and objectives of Paragraph 88 of the NPPF and Key Statement EC1 and Policy DMB1 of the Core Strategy.

As the site is not located within a defined settlement boundary, the proposed development should be assessed under the criteria outlined within Policy DMG2 of the Ribble Valley Core Strategy. Policy DMG2 states that:

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*

5. *The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*

6. *The development is compatible with the enterprise zone designation.*

The proposed development could fall within the scope of Criterion 2. However, it is therefore considered necessary to assess whether the proposed development is 'needed' for the purposes of agriculture.

The Council's Agricultural Advisor has provided comments on the scheme and notes that the farm currently employs 5 full time workers and 2 part time members of staff plus up to 4 people for relief milking.

They consider that based on the number of cattle and the way in which the cattle are housed and bred, the floor area of the proposed building is reasonable for its intended purpose. The Agricultural Advisor notes that most buildings that are to house cattle have an eaves height of between 3.6m and 4.2 m and is therefore in agreement that the proposed building is towards the lower end of this range but the height is reasonable.

They note that the proposed building would be located within the existing farm steading and is within reasonable distance of the calf rearing building from which the young heifers are brought at about 4 months of age. They consider it is also within reasonable distance of the dry cattle building to which the cattle that reach 22 months of age are rehoused prior to calving. Foul waste disposal is connected to existing storage facilities and Feedstuffs can be brought to the building in a mixer wagon from the nearby silage pits. As such, they also consider the location of the building to be reasonable.

With regards to the agricultural need, they note that the applicant would be bound by rules and good practice in relation to the welfare of those livestock and the provision of this proposed building would be a continuation of the modernisation of this dairy farm which includes the use of up-to-date technology. The introduction of robotic slurry scrapers/collectors improves the cleanliness of the scraping passages within the building and robots used to push silage towards the feeding barrier reduces labour requirements. 13.4 They consider that the provision of a light and well-ventilated building will help in meeting the applicant's obligations and they conclude that there is an agricultural need for the proposed building to enable the care of the dairy heifers being reared on the farm.

As such, the proposal is considered to accord with Policy DMG2 of the Ribble Valley Core Strategy.

In addition to this, the site is located within the Forest of Bowland National Landscape and due to the scale of development proposed, with a floorspace, the proposal is considered to fall within the scope of 'major development' for the purposes of assessment under Paragraph 190 of the NPPF.

Paragraph 189 of the NPPF 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 Broads⁶⁶. 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".

Paragraph 190 states:

"When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development⁶⁷ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.

The proposed development would be of a similar massing and scale as the previously sited building and the supporting information recognises that there is a need for the building due to the deteriorating nature of the removed structure. With regards to the assessment against criterion (a), the applicant considers that the new building provides essential infrastructure for the locally significant dairy farm and therefore contributes to the sustainability of the rural economy and the development supports the continued viability of local agricultural production, which is an increasingly recognised component of food security and sustainable land management.

Turning to criterion (b), given the building would be for the housing of livestock which form part of an existing working farm, it is not considered possible to develop outside of the Forest of Bowland National Landscape. The granting of this permission would not result in a significant amount of built form or change to the landscape and character of the Forest of Bowland when compared to the existing structure which it has replaced.

With regards to criterion (c) the supporting information confirms that the new building features a reduced ridge height and makes use of subdued and appropriate cladding materials, contributing to visual containment and reducing landscape impact. As previously stated, the footprint of the building is slightly reduced from the demolished structure and the footprint would now be more contained within the courtyard to the north-west of the building.

As such, whilst a full assessment on visual amenity shall be made later in this report, for the purposes of assessing the scheme under Paragraph 190 of the NPPF, the development is compliant.

Impact Upon Residential Amenity:

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

‘Planning policies and decisions should ensure that developments 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 users’.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

The submitted information indicates that the closest neighbouring residential property that is not within the ownership of the application is ‘Far Black Moss’.

Given the existing presence of farming operations and that the proposal would be for a replacement cattle shed of a similar size and similar siting, it is not considered that there would be any detrimental impact to the amenity of the occupiers of this property by way of loss of light, overshadowing or overbearing impact.

The Environmental Health Officer recommends two conditions be added to any grant of permission, this includes restrictions on the hours of construction/delivery times. Given that the majority of the works have already been undertaken, this condition is not considered to be necessary. The condition relating the control of noise/dust/fumes/vibration would also not meet the tests.

The Environmental Health Officer has however requested a lighting scheme be provided up front, due to concerns raised to the Environmental Health Team regarding light pollution from the farm.

Following the submission of a lighting scheme, for which the Environmental Health Officer did not consider the correct environment category had been used, an updated lighting assessment has been provided to which the Environmental Health Officer raises no objection subject to the conditions outlined in paragraph 3.17 of the amended report being followed. This includes the fitting of a hood to the flood light to further reduce light overspill. The area of land where the lighting report shows the external lighting to be installed is located within the blue edge on the submitted location plan. It would therefore be appropriate to include a condition for the applicant to submit a plan showing the precise location of internal and external lighting, as well as details of a hood to any floodlighting, prior to first use of the building.

Visual Amenity/External Appearance and impact on National Landscape:

Paragraph 135 (c) of the NPPF states:

‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.

Policy DMG1 of the Ribble Valley Core Strategy provides 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.’

The site is also located within the Forest of Bowland National Landscape. Key Statement EN2 of the Ribble Valley Core Strategy states that:

Key Statement EN2 of the Ribble Valley Core Strategy states that:

‘The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.’

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 DMG2 also states that:

‘Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting’.

The supporting information states that the footprint of the building as proposed would be smaller than the original building which was demolished. Whilst large in footprint at over 1000sqm, given the presence of an existing building of a similar footprint and size/scale, as well as the justification for the agricultural need, the Council would not object to the erection of the building. The materials are considered to be appropriate to the

agricultural character of the site with steel cladding to the gable ends and would be in keeping with other buildings within the vicinity of the site.

A Landscape and Visual Impact Assessment has been submitted which concludes that the development is appropriate, well-contained, and results in no harm to the character, quality, or visual amenity of the National Landscape. The dark colour of the cladding is considered to reduce any visual prominence of the structure but it would be reasonable to secure details of the galebreaker curtains to ensure that the colour and material is appropriate to the rural landscape.

Subject to the above, it is therefore considered compliant with the relevant provisions of the NPPF and Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

Heritage:

There are a number of stone built agricultural barns which are located to the north of the application building. These have been previously considered to be non-designated heritage assets.

Key Statement EN5 of the Ribble Valley Core Strategy states that:

‘There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.’

In addition, Policy DME4 also states that:

‘Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.’

A Heritage Statement has been provided as part of the application which notes that the barn as constructed replaces an existing barn of a similar size and similar footprint. Given that the new barn does not encroach beyond the barn in which it has replaced and is of a similar height, it is not considered to result in any harm to the non-designated heritage assets in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

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 (LHA) have been consulted on the application.

They note that the site access will remain unaltered following the proposal and given that the building would be used for housing livestock, as per the previous demolished building, they are of the opinion that the development would have a negligible impact on the highway network and surrounding area.

As such, the proposal complies with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy and Paragraph 116 of the NPPF.

Landscape/Ecology:

Policy DME3 of the Ribble Valley Core Strategy states that:

'Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:

1. *Wildlife species protected by law*
2. *SSSI's*
3. *Priority habitats or species identified in the Lancashire Biodiversity Action Plan*
4. *Local Nature Reserves*
5. *County Biological Heritage Sites*
6. *Special Areas Of Conservation (SAC's)*
7. *Special Protected Areas (SPA's)*
8. *Any acknowledged nature conservation value of sites or species.'*

The applicant has provided a lighting scheme and the Countryside Officer considers that the amended lighting scheme has been designed as to minimise any impact on bats, in accordance with bat foraging requirements. The granting of any planning permission should include a condition for the lighting to be implemented in accordance with the approved details.

Other matters:

In relation to drainage/flood risk, Policy DME6 states that:

'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

1. *preventing pollution of surface and / or groundwater*
2. *reducing water consumption*
3. *reducing the risk of surface water flooding (for example the use of sustainable drainage systems (SuDS))*

As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact'.

The Lead Local Flood Authority have provided comments on the scheme and have no comments to make on the above application, as the proposed development has no surface water implications.

A neighbour has raised concerns that the name of a Company has not been added to the application by the applicant but the address and postcode provided is that of First Investment Real Estate Management (FIREM). The LPA note that there are a number of companies registered to this address. Nonetheless, the Council are satisfied that the wider site forms part of an established dairy farm and there is no evidence to suggest that the building will not be used for such purposes.

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 granted subject to condition(s).
------------------------	--