

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	15/09/2025	Manager:	LH	Date:	16/9/25

Application Ref:	3/2025/0530			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	31/07/2025	Site Notice:	N/A		
Officer:	MC				
DELEGATED ITEM FILE REPORT:					REFUSAL

Development Description:	Proposed erection of a timber-framed agricultural building with stable.
Site Address/Location:	Coxes Farm Stoneygate Lane Ribchester PR3 2ZS

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	The Local Highway Authority originally objected to the scheme raising concerns that the access was not suitable for an agricultural use. However, the agent for the application has since clarified that the use would be for domestic purposes only, the objection has been removed subject to a condition that the development is used for purposes ancillary to the main dwelling at Coxes Farm.
RVBC Environmental Health Unit:	Recommends conditions relating to waste management, burning of construction waste and construction noise/delivery.

CONSULTATIONS:	Additional Representations.
None received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME2: Landscape And Townscape Protection National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site comprises an existing paddock located to the southeast of the dwelling known as Coxes Farm, in a predominantly rural area. The site is located within land designated as Open Countryside and is sited approximately 1.7km to the north of the settlement of Ribchester.

Proposed development for which consent is sought:

Planning consent is sought for the erection of a stable building and domestic storage building for the site. The stable building would be sited approximately 62 metres from the dwelling known as Coxes Farm and would utilise an existing field gate. The building would be sited parallel to Stoneygate Lane, approximately 2 metres from the highway boundary. The building itself would be approximately 13.87 metres in length, 6.2 metres deep and would have an eaves height of approximately 3.2 metres and a total height of approximately 3.8 metres. The building would be partly open to the front with an eaves overhang and timber boarding to the upper level of the rear and side walls as well as part of the stable front wall. 3 no. rooflights would also be inserted to the roof slope.

The submitted drawings show one stable, one bay for storage of equipment for the small holding and an area for fodder storage. The agricultural appraisal indicates that the applicant does own livestock but for domestic purposes and the building is therefore for domestic use.

Principle of Development:

The application site lies outside of a settlement boundary. Policy DMG2 of the Ribble Valley Core Strategy allows for the provision of development outside the Borough's defined settlement areas subject to the following criteria:

- 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.*

In this instance, the agent for the application has confirmed that the stables would be for private use by the occupiers of Coxes Farm. In addition, the agricultural equipment associated with the building would be used for domestic purposes rather than for an agricultural trade or business which would fall within a small-scale recreational use. As such, the proposal would fall within the scope of Criterion 4 of Policy DMG2 of the Ribble Valley Core Strategy.

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 proposed stables would be approximately 62 metres from the closest neighbouring residential property.

The Environmental Health Officer has recommended a number of conditions, including the following condition:

No waste removed from the stables shall be stored within 5 metres of the boundary with any residential property. At no time shall the stables or associated land be used for livery, riding school or other business purposes. At no time shall horseboxes, trailers, van bodies and portable buildings or other vehicles be kept on the land other than for the loading and unloading of horses.

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy

A condition should also be added to restrict the hours of construction and construction deliveries to avoid any harm to the amenity of neighbouring properties.

Subject to the above conditions, the proposal would therefore satisfy the requirements of Paragraph 135 (f) of the NPPF and Policy DMG1 of the Core Strategy.

Visual Amenity/External Appearance:

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 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.'

Policy DMG2 also states that:

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

With regards to the acceptability of the design/layout of the building, the Council raise concerns regarding the size and siting of the structure within the Open Countryside. Whilst the building has been sited adjacent to the existing hedgerow, the building would only be sited approximately 2 metres from the boundary with the highway. With an eaves height of 3.2 metres and a total height of approximately 3.8 metres and a length of over 18 metres, the building is considered to be prominently sited within the street scene and would result in a harmful incursion into the Open Countryside. The building would be prominently situated, being visible from the public highway and also from Public Rights of Way FP0335008 and the Council consider that there are

alternative locations within the wider site which would be more appropriate and would result in a lesser visual incursion into the Open Countryside.

As such, it is considered that the size and siting of the proposed building would result in a harmful incursion into the Open Countryside and a prominent addition of built form within the rural landscape, contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

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

In addition, Policy DMG1 states that all 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 LHA have reviewed the application and have reviewed the proposal and following clarification from the agent for the application on the use of the building being for domestic purposes, they raise no objection subject to a condition to restrict usage of the stable building for private use for the occupiers of Coxes Farm. On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policies DMG1 and DMG3 of the Core Strategy.

Landscape/Ecology:

With regards to Biodiversity Net-Gain, the application form states that the development is subject to the De Minimis exemption.

When the Planning Officer visited the site, it was noted that the land where the proposed building would be sited was overgrown with grass. The application has not been supported by any information which determines that the site does not support any on-site habitat and it is considered that based on the Planning Officer's site visit, the site is overgrown and has the potential to support on-site habitat. In the absence of any supporting information from an ecologist at this stage, the development is not considered to be 'de minimis' and exempt from Biodiversity Net Gain under Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and there is insufficient information submitted within the application to determine the biodiversity pre-development value of the onsite habitat.

Observations/Consideration of Matters Raised/Conclusion:

In conclusion, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:

That planning consent be refused for the following reason(s):

01:

The proposal due to its size and siting would result in a harmful incursion into the Open Countryside and a prominent addition of built form within the rural landscape, contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

02:

There is insufficient information submitted within the application to confirm that the development is 'de minimis' and exempt from Biodiversity Net Gain under Section 4

	of The Biodiversity Gain Requirements (Exemptions) Regulations and the application therefore lacks sufficient information to determine the biodiversity pre-development value of the onsite habitat.
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