

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	15/10/2025	Manager:	LH	Date:	16/10/25

Application Ref:	2025/0562			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17/09/2025	Site Notice:	17/09/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Construction of a steel frame agricultural building to accommodate 4 robotic milking stations. Installation of solar panels on an existing building.
Site Address/Location:	Wycongill, Holden Lane, Bolton by Bowland BB7 4LZ.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
CONSULTATIONS:	Additional Representations.
No comments 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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME5: Renewable Energy Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History: 2024/0035: Proposed agricultural track 21m long, 3.5m wide. (permission not required).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to an established Farmstead known as Wyncogill Farm in Bolton by Bowland. The application site itself is within designated National Landscape (formerly the AONB) and the surrounding area is predominately agricultural in nature.

Proposed Development for which consent is sought:

Consent is sought of the construction of an agricultural building for the purposes of accommodating a robotic milking system. The application also seeks consent for the installation of solar panels.

Principle of Development:

Policy DMG2 of the Ribble Valley Core Strategy allows for development outside a defined settlement area where it is required for the purposes of forestry or agriculture. The proposed development is for the erection of a new agricultural building for the purposes of housing young livestock. It is therefore considered that the proposed building is reasonably necessary for the purposes of agriculture and complies with policy DMG2.

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

Wyncogill farmhouse is a Grade II listed building and as such consideration must be given into the potential impact of the development on heritage assets. The proposed agricultural building is to adjoin an existing building at the site. There are other buildings already existing that will provide screening of the proposed development when viewed from the listed building. The proposed solar panels are located to the western roof slope of the existing cattle building and as such will not be visible from the listed building.

Given the nature of the site is already established as agricultural, paired with the screened location of the development, it is not considered that there will be any adverse impact on the listed building or its setting resultant of the development.

Impact Upon Residential Amenity:

The proposed new agricultural building is positioned within the existing farmstead, adjoining other agricultural buildings. In respect of noise, odours and general disturbance, this is an active farm, and the proposed new building will not bring the built form of the existing site any closer to the residential properties in the immediate vicinity. As such it is not considered that the building would cause any greater impact on residential amenity in comparison to the existing activities at the farm.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that development '*Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities*'.

Key Statement EN2 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*'.

Furthermore, Policy DME5 supports renewable energy schemes providing they do not result in harm to the local environment including visual impacts.

Wyncongill Farm has an agricultural holding expanding approximately 130 hectares. They have a significant number of livestock, and an extension building of this scale is deemed appropriate. The proposed building has a fairly substantial footprint, measuring 27m by 13m in length and width. However, the building is an extension to an existing agricultural building, when read in relation to the existing built form the development does not seem excessive in scale and would not host a prominent position within the site.

There are a number of agricultural buildings within the site that are of similar construction to the proposed building. The materials are consistent with those found within the existing site and are typical of a modern agricultural building.

The application also seeks consent for the erection of solar panels on the western roof slope of the existing cattle handling building. Whilst the proposed solar panels may be afforded some levels of visibility from the adjacent highway, Tinklers Lane, the panels will not occupy the entire roof slope with a considered number being applied for. Furthermore, the proposed building is to accommodate a robotic milking system, the installation of solar panels will reduce the energy costs associated with said new system and improve environmental efficiency. As such, whilst the panels will be afforded a degree of visibility, it is considered there is reasonable justification for their installation.

Therefore, due to its siting and design, it is not considered that the proposed development would have an adverse impact on the visual amenities of the area or the wider National Landscape.

Highways and Parking:

No highway safety implications identified.

Landscape/Ecology:

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:

As such, 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.