


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | BT | Date: | 9/9/25 | Manager: | LH | Date: | 10/9/25 |
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| Application Ref: | 3/2025/0592 | | |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | 14/8/25 | Site Notice: | 14/8/25 | |
| Officer: | BT | | | |
| DELEGATED ITEM FILE REPORT: | | | | APPROVAL |

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| Development Description: | Erection of a steel frame building to roof over an existing silage clamp (part retrospective). |
| Site Address/Location: | Green Lane Farm, Rimington Lane, Rimington, BB7 4DW. |

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| CONSULTATIONS: | Parish/Town Council |
| Downham Parish Meeting: | Consulted 1/8/25 – no response received. |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| None. | |
| CONSULTATIONS: | Additional Representations. |
| None. | |

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| 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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME3: Site and Species Protection and Conservation Policy DMB1: Supporting Business Growth and the Local Economy</p> <p>National Planning Policy Framework (NPPF)</p> |
| <p>Relevant Planning History:</p> <p>3/2023/0104: Construction of a steel frame building to cover part of existing silage clamps (Approved)</p> <p>3/2022/1067: Removal of existing building and replacement with steel frame monopitch agricultural building for housing livestock and to cover an open yard area (Approved)</p> <p>3/2003/0330: Slurry tower (Approved)</p> <p>3/1993/008A: Cattle shed (Permission Not Required)</p> |

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a farmstead situated on the South-western outskirts of Rimington. Access to the application site is from Green Lane with the farmstead comprising a farmhouse property, numerous agricultural buildings, two slurry towers and two silage clamps which form the basis of this application. The application site lies within the Forest Of Bowland National Landscape with the area surrounding the site comprising a mixture of agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

The North-eastern corner of the application site accommodates two adjoined silage clamps. Planning consent was granted under application 3/2023/0104 to cover the North-eastern half of the silage clamps with a portal framed building. The works approved under application 3/2023/0104 have not been implemented to date however three bays of a portal framed building have since been erected without planning consent over the South-western end of the silage clamps to cover silage within the rear section of the clamps (comprising a floorspace of 337m²). Part retrospective planning consent was initially sought to regularise the existing works undertaken on site, along with additional planning consent being sought to roof over the area of the silage clamps not covered by the unauthorised works and works approved under application 3/2023/0104. Notwithstanding this, it was conveyed to the applicant that to implement these works would amount to a deviation from the works approved under application 3/2023/0104 and as such could not be considered under the current application. An amended proposal has since been submitted which seeks to regularise the existing works undertaken on site, with further planning consent being sought to extend the existing building North-eastwards over the silage clamps to cover an additional area measuring 4.9m x 24.6m (120m²). It is also understood that a subsequent planning application is to be submitted in due course to cover the remainder of the silage clamp, with these works and the works proposed under the current application effectively superseding the works approved under application 3/2023/0104.

Principle of Development:

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

In this instance, the application's supporting information identifies Green Lane Farm as a 64.75ha (160 acres) all grass unit which supports 100 head of dairy replacement youngstock and a flock of 250 breeding ewes producing lambs for the finishing market. As previously conveyed, the application site accommodates two large silage clamps which at present are uncovered, save for the section of the clamps currently covered by the unauthorised portal framed building. The application site lies within a Countryside Stewardship Scheme Water Quality Priority Area which is classed as a high priority area for water quality within the Ribble catchment, with the surrounding area also being a high priority for Faecal Indicator Organisms and Phosphate issues. As part of the government's objectives to reduce pollution in priority river catchments capital grant funding is available to assist farmers cover open silage clamps and reduce dirty water run-off to watercourses therefore an application has been made for capital funding to improve infrastructure. Accordingly, the works sought for regularisation and proposed development would assist the applicant in the management of dirty / clean water separation within the farmstead which in turn would reduce the risk of diffuse pollution within a priority catchment.

Taking account of the above, it is considered that the proposed agricultural building would 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:

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.

In this instance, the proposed agricultural building would be sited approximately 70 - 80 metres away from the nearest neighbouring receptor of Newfield Barn and as such would have no overbearing impacts on the occupants of this property with respect to loss of natural light or outlook due to the separation distance that would be in place. In addition, the activities undertaken within the proposed building would be carried out on land which is currently in agricultural use and the intensity of the existing farming activities within the site would not substantially increase following the introduction of the proposed development to the site. Accordingly, given the separation distance that would be in place between the proposed development and nearest neighbouring receptor and the scale of use proposed, no concerns are raised from the proposed development with respect to overbearing impacts, noise or disturbances beyond those associated with the existing use of the site and surrounding land.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

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.’

With respect to development within the Forest Of Bowland National Landscape, Paragraph 189 of the NPPF states:

‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.’

Key Statement EN2 of the Core Strategy provides similar guidance:

‘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...the Council considers that it is important to ensure development proposals do not serve to

undermine the inherent quality of the landscape...the Council will also seek to ensure that the open countryside is protected from inappropriate development.'

In this instance, the footprint of the unauthorised building has been proportionally constructed to cover the South-eastern end of the two silage clamps on site, building being equally proportionate with respect to its height in order to provide the necessary access for large silage equipment. As such, the unauthorised building reads as a proportionate addition to the site in terms of its size and the proposed component of the development would serve as a symmetrical continuation of the existing building. Having regard to the building's design, the fully constructed agricultural building would comprise a portal framed gable roof design with the building detailed in concrete panels, Yorkshire boarding, fibre cement roofing sheets and GRP rooflights, all of which would be predominantly in keeping with the rural character of the surrounding landscape and materiality of other agricultural buildings within the locality. Public Rights Of Way FP0314002 and FP0314005 could potentially allow for some public views of the proposed development however as conveyed above the design and external appearance of the proposed building would be in keeping with its rural surroundings and the building would be sited in close proximity to existing farm buildings within the application site. As such, the proposed agricultural building would not read as an incongruous or isolated addition in the context of the surrounding landscape and would therefore comfortably assimilate into the application site and its wider surroundings.

Taking account of all of the above, it is considered that the proposed development would conserve the surrounding National Landscape without any harm to the visual amenities of the immediate or wider area. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposed development would be accessed via the site's existing vehicular access and farmyard with there being adequate space within the site for large vehicles to manoeuvre which would not be impeded upon through the introduction of the proposed development. Furthermore, introduction of the proposed building would not result in any additional traffic movements to and from the application site. Consequently, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

BNG

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:

The proposed development would be utilised in relation to an existing agricultural operation and as such would be wholly compliant with the aims and objectives of Policy DMG2.

The proposed development would not be harmful to the amenity of any neighbouring residents, nor would the works proposed result in any harm to the visual amenities of the area. Furthermore, the proposal raises no issues with respect to impacts upon highway safety or the ecology of the area.

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

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