

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	23/10/2025	Manager:	LH	Date:	24/10/25

Application Ref:	2025/0642			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17/10/2025	Site Notice:	17/10/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Construction of a steel framed agricultural building for dairy cows.
Site Address/Location:	Closes Hall Farm, Stump Cross Lane, Bolton by Bowland BB7 4LX.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

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 National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2024/0850: Construction of a steel framed agricultural building for calf housing. (approved with conditions). 3/2017/0809: Erection of new agricultural livestock building. (approved with conditions). 3/2017/0805: Replacement agricultural feedstuff storage building. (permission not required). 3/2015/0754: Engineering works to form earth banked slurry lagoon. (approved with conditions). 3/2011/0623: Agricultural covered yard. (approved with conditions). 3/2011/0601: Proposed agricultural livestock building (Dairy Cattle). (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an established farmstead accessed via Stump Cross Lane in Bolton by Bowland. The surrounding area is predominantly agricultural in use with isolated residential dwellings. The farm complex consists of multiple agricultural buildings associated with the commercial dairy farm as well as a number of buildings dedicated to the stabling of horses. This proposal is in the designated National Landscape (formerly the Forrest of Bowland, Area of Outstanding Natural Beauty).

Proposed Development for which consent is sought:

The application seeks consent of the erection of an agricultural livestock building primarily for the purposes of housing dairy cows.

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 Residential Amenity:

The proposed new agricultural building is positioned within the existing farmstead, in close proximity to 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’.*

Furthermore, 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’.*

Closes Hall Farm has an agricultural holding expending approximately 160 hectares. They have a significant number of livestock, and a building of this scale is deemed appropriate. Whilst the proposed building has a significant footprint measuring approximately 47.5m by 15m, it is located within close distance of other buildings and areas hardstanding within the farmstead, and as such will not take a prominent position within the landscape. There is also suitable justification provided for the building within the supporting information, to construct a building that complies with animal welfare requirements and meets the farms growing needs due to an increase in the number of livestock.

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 proposed building will be partially visible from Stump Cross Lane, however, is not considered to be a prominent addition to the area as the farm complex is sizable and the proposed development will be erected against an existing backdrop of agricultural development. 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 highways implications identified.

Landscape/Ecology:

BNG

A Biodiversity Net Gain Assessment has been provided in support of the proposed development which have been subject to review from Greater Manchester Ecology Unit. The response received from GMEU notes that the habitats to be affected by the proposals are not regarded as notable, and it is accepted that the proposed enhancements to adjacent grassland will achieve a required Biodiversity Net Gain for the development. The response from GMEU recommends for the imposition of necessary conditions in order to secure a net gain in biodiversity for the site as detailed. Conditions have therefore been imposed in order to secure compliance with the submitted biodiversity plan and satisfy the BNG legislation.

SSSI

The application site is within a Site of Special Scientific Interest impact risk zone. The SSSI is New Ing Meadow which is approximately 0.9 miles west of the site. Direct risks to the site include mowing or planting, changes to watercourses and animal disturbance. Given the nature of the development and distance from the SSSI, there will be no adverse impact resultant of this development.

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.