

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	30/10/25	Manager:	LH	Date: 31/10/25

Application Ref:	3/2025/0742			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	~	Site Notice:	3/10/25	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed construction of a steel frame building to cover existing sheep handling area and pens.
Site Address/Location:	Tewit Hall Farm, Hellifield Road, Bolton-by-Bowland, BB7 4JA.

CONSULTATIONS:	Parish/Town Council
Newsholme and Paythorne Parish Meeting:	Consulted 1/10/25 – no response.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.
LCC Footpaths:	Consulted 1/10/25 – no response.
CONSULTATIONS:	Additional Representations.
None.	

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 DMB1: Supporting Business Growth and the Local Economy Policy DMB5: Footpaths and Bridleways National Planning Policy Framework (NPPF) Relevant Planning History: 3/2005/0435: Covered manure store (Permission Not Required) 3/1997/002N: Agricultural building (Permission Not Required)

3/1992/026A:

Extension to sheep building

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

The application relates to a farmstead situated on the North-eastern outskirts of Rimington. Access to the application site is from Hellifield Road via an access track which also serves as Public Right Of Way FP0331014. The farmstead comprises a two storey farmhouse property which is adjoined by a traditional stone barn on its South-western side. A range of portal framed buildings lies to the South of the farmhouse and barn with two polytunnels lying to the East of these buildings. Additional portal framed buildings lie to the South-east of the farmhouse and barn with sheep handling pens and a yard area sited at the Eastern end of this building range which form the basis of this application. The application site lies within an isolated rural setting with the area surrounding the site comprising a mixture of agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a proposed agricultural building to cover existing sheep handling pens and a yard area.

Principle of Development:

The proposal site lies outside of the defined settlement area of Bolton-by-Bowland. 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 Tewit Hall Farm as a 280 acre all grass unit which supports 60 head herd of suckler cows and followers together with 950 breeding ewes and 100 gimmers producing quality finished lambs. The North-eastern corner of the application site currently accommodates sheep handling pens and a yard area which at present are uncovered and sited on a hardcore base which in turn present issues with regards to the separation of dirty yard water leading to an increased risk of diffuse pollution. In addition, 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. Consequently, the applicant has applied for capital funding to improve infrastructure and reduce the risk of diffuse pollution from dirty water run-off with this funding having now been secured. Accordingly, the applicant seeks planning consent for the construction of a portal framed building to cover the farmstead's existing sheep handling pens and yard area.

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 in as much that the 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. 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 application lies within an isolated location with the nearest residential receptor located approximately 700 metres away to the South-west of the application site therefore the works proposed do not raise any concerns with respect to their impact upon neighbouring amenity.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and 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.’

In this instance, the proposed agricultural building would be a sizeable addition to the application site and would also be publicly viewable from Public Right Of Way FP0331014 however the proposed agricultural building would be proportionate in terms of size for the proposed purpose of providing cover for the farmstead’s sheep handling pens and associated yard area. In addition, the proposed building would be adjoined to existing farm buildings within the site of a similar height and footprint and would therefore not read as an over dominant or isolated feature within the surrounding landscape. Furthermore, the proposed agricultural building would comprise a portal framed design detailed in concrete panels and Yorkshire boarding topped with a double gabled roof profile detailed in fibre cement roofing sheets, all of which would be in keeping with the design and external appearance of the existing agricultural buildings within the farmstead, locality and rural character of the surrounding landscape. As such, the proposed agricultural building would read as a proportionate and congruent form of development that would appropriately assimilate with the existing built form within the farmstead and its open countryside setting.

Accordingly, it is not considered that the proposed development would be harmful to the visual amenities of the immediate or wider area. The proposal would therefore satisfy the requirements of Paragraph 135 (c) of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no objections to the proposed development with respect to access or general highway safety, subject to Public Right Of Way FP0331014 remaining free of obstruction during any works of construction. On this basis, 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.

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