

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	09/12/2025	Manager:	LH	Date:	12/12/25

Application Ref:	3/2025/0761			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	06/11/2025	Site Notice:	n/a	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed stables, tack room and muck midden. Proposed agricultural storage building and associated hard standing
Site Address/Location:	Eastham House Barn, Clitheroe Road, Mitton, BB7 9PH

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
RVBC Environmental Health Unit:	The distance between the muck midden and neighbouring properties should be a reasonable enough distance.
RVBC Countryside Officer:	General comments made in relation to suggested bat/bird boxes.
CONSULTATIONS:	Additional Representations.
One comment has been received in support of the application	

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 Key Statement EN4: Biodiversity and Geodiversity Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME2: Landscape And Townscape Protection Policy DME3: Site And Species Protection And Conservation National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2010/0208 Conversion of barn to one dwelling and erection of double garage. <i>Approved with Conditions</i>

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is located within the Open Countryside, within close proximity to the boundary of the Forest of Bowland National Landscape, which runs to the west of Clitheroe Road. The site is not located within a settlement boundary but is located within the hamlet of Mitton, forming a cluster of historical farm buildings now dwellings occupied by land adjacent to an existing farmhouse which forms part of Eatough Farm. The surrounding area is predominantly agricultural in character.

Proposed development for which consent is sought:

Planning consent is sought for the erection of a stable and agricultural storage building as well as hardstanding for the stabling of two horses. The proposal would utilise the existing field access gate and extend the hardstanding up to the new buildings.

Amended drawings have been received following concerns raised with regards to the size of the building. As such, the building has been split into two and now includes a taller agricultural machinery building which would be approximately 9.46m in length, 6.1m in depth, would have an eaves height of approximately 3.2m and a total height of 4.25m. This building would be part open fronted but would include a section with double doors. The stable building would be sited adjacent to the agricultural machinery store and would have 3 no. stables, a tack/store room and a muck midden. The stables would be approximately 16.4m in length, 4.75m in depth, would have an eaves height of approximately 2.2m and a total height of approximately 3.1m. The amended stables would now have two stable doors, a pedestrian door and the muck midden would be open.

Both buildings would have dual pitched roofs and would be constructed of timber boarding and concrete to the walls, profiled sheeting to the roof, timber doors and windows.

In addition, fencing and gates are proposed adjacent to the hardstanding to provide a separation between the stables and access into the field comprising a post and rail fence at a height of 1.2m as confirmed by the agent for the application to replace an existing stock fence.

Principle of Development:

The application site lies within the open countryside. 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.*

The application is supported by a planning statement which confirms that the applicant has 1 no. horse and 1 no. pony and the field would be used for horse grazing and for a hay crop. The storage for agricultural

machinery is required to provide a safe location to store equipment to manage the paddock to the south of the buildings.

Taking account of the above, it is considered that the proposed development would fall within the realm of a small-scale recreational development that would be appropriate to a rural area and as such would satisfy the requirements of criteria point 4 of Policy DMG2. The proposal is therefore considered to be acceptable in principle subject to a condition which restricts the use to a private recreation facility only, and 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.

With regards to the impact on neighbouring properties, the closest residential property outside of the applicant’s ownership is Eastham House Farm. The separation distance between the closest building and the rear of the property would be over 30m and as such, the proposed buildings are not considered to result in any detrimental loss of light or overshadowing. Any overlooking would also not be significantly greater than existing. The height of the buildings is not considered to be excessive as to warrant refusal under the grounds of being adversely overbearing on the occupiers of the neighbouring property.

The muck midden would be sited on the southeastern side of the building and would be sited over 25m from the boundary with Eastham House Farm.

The Environmental Health Officer have provided comments on the scheme and considers that the distance between the muck midden and the closest neighbouring property would be acceptable.

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:

The proposal is considered to be within the setting of the Forest of Bowland National Landscape, which is located to the west of Clitheroe Road.

Key Statement EN2 states that:

“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.”

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'.

The building has now been split into two buildings, leaving a gap of approximately 0.9m between the two. The amendments have resulted in the stable building extending slightly further into the field to the east. However, the resultant eaves height has now been reduced and the separation between the two buildings is considered to reduce the overall bulk of the built form.

In addition, the timber clad and concrete walls, along with the profiled sheeting to the roof are considered to be appropriate to the character and appearance of the rural area. There are other agricultural buildings within the vicinity of the site and it is not considered that the proposal would introduce inappropriate materials.

Overall, whilst the new buildings may be visible from Public Footpath FP0320006 which runs approximately 145 metres to the south-east of the stable building, the amended proposal is considered to conserve the landscape and character of the setting of the Forest of Bowland National Landscape resulting from the reduction in eaves height and appropriate materials of construction.

The proposal therefore complies with Key Statement EN2 and 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 been consulted on the proposal and have raised no highway safety issues. However, they have recommended for the imposition of a condition to restrict usage of the stable building to private use. 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:

It should be noted that there is an existing tree located to the north of the proposed building, outside the ownership of the applicant. An updated site plan has been provided which demonstrates the tree canopy is located 5 metres away from the proposed buildings and as such, the proposal is not likely to result in harm to the adjacent tree.

The site currently has Himalayan Balsam present, which is an invasive plant species. The submitted Preliminary Ecological Appraisal states that the proposed development is unlikely to require the transportation of any material containing Himalayan balsam off-site or cause its spread in the 'wild'. Nonetheless, it is recommended to treat the species prior to construction and prevented from producing seeds until the seed bank is exhausted (i.e. no viable seeds remain in the soil). The report concludes that the existing plants can be killed relatively quickly by way of either hand pulling, cutting or mowing or chemical control.

It is considered that this could be dealt with by way of planning condition.

The report also includes species enhancements for bats and birds and includes the installation of 1 no. bird box and 1 no. bat box on the north-east and south-east elevations of the building. Updated elevation plans are required to respond to the amended building design/heights however it is considered that this could be secured by way of planning condition.

With regards to Biodiversity Net-Gain, the amended submitted Biodiversity Metric indicates that the proposals would result in a net-gain of biodiversity value for habitats units of 12.33% which would be achieved through the planting of 10 native trees within a field approximately 76 metres to the south-east of the proposed building. The report also concludes that the created habitats do not represent significant net gain and the habitat creation is not considered significant enough to warrant the provision of a 30-year Habitat Management and Monitoring Plan. However, a Biodiversity Retention and Enhancement Plan (or similar) is recommended with respect to the tree planting. It is considered that an appropriately worded condition could be added to any grant of permission to ensure the retention and management/monitoring of the new habitat that is proportionate to the 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.