


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	23/4/26	<b>Manager:</b>	LH	<b>Date:</b>	24/4/26
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<b>Application Ref:</b>	3/2025/0830			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	18/2/26	<b>Site Notice:</b>	18/2/26	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Erection of one steel portal frame agricultural building for the housing of livestock and storage of manure and extension of existing hardstanding area in a pre-existing farmyard.
<b>Site Address/Location:</b>	Greenbanks Farm, Green Lane, Grindleton Road, Grindleton, BB7 4QJ.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Grindleton Parish Council:</b>	Objections raised on the grounds of highways safety and impacts of the proposal upon protected views and ecology.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections.
<b>Natural England:</b>	Request made for air quality impacts to be assessed.
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

**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 DMG3: Transport & Mobility
- Policy DME2: Landscape And Townscape Protection
- Policy DME3: Site And Species Protection And Conservation
- Policy DMB5: Footpaths And Bridleways

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/2021/0593**

Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built (Approved)

**3/2021/0274:**

Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built (Permission Required)

**3/2020/0364:**

Construction of two agricultural buildings for storage, machinery, lambing and calving and storage of associated straw based manure (Permission Not Required)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to agricultural land situated on the Western outskirts of Grindleton within the Forest Of Bowland National Landscape. Access to the application site is from Green Lane (which also carries PROW BW0321039) via an access track leading to an area of hardstanding which currently accommodates a portal framed agricultural building previously approved under application 3/2021/0593. Woodland encompasses the North-western and South-western perimeters of the site with the residential properties of Greenbanks Bungalow, Greenbanks Barn, Greenbanks Farm and Greenbanks Cottage lying approximately 400 metres away to the South-east of the application site. The wider surrounding area comprises a mixture of agricultural land, woodland and open countryside.

**Proposed Development for which consent is sought:**

Planning consent is sought for the construction of portal framed agricultural building to accommodate livestock and manure storage.

**Principle of Development:**

The proposal site lies within the open countryside. 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 Greenbank Farm as an owner occupied agricultural unit comprised of 230 sheep and 80 heads of cattle. The application site's planning history shows recent consents for agricultural development within the site, one of which has since been implemented (the current storage building on site approved under application 3/2021/0593). A full list of the applicant's farm machinery has also been provided which includes numerous agricultural vehicles and an array of land maintenance equipment. It is understood that the applicant's livestock are currently kept outside due to a lack of livestock housing at the application site, with the existing building on site being unsuitable for livestock requirements and solely utilised for storage. Consequently, the applicant seeks planning consent to construct an additional building at the application site in order to accommodate their livestock and provide covered manure storage. In light of this, 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 support the applicant's livestock operations whilst also improving animal welfare and providing covered manure storage which in turn would reduce occurrences of diffuse pollution.

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 located within an existing agricultural site with the proposed building lying at considerable distance from the nearest neighbouring properties in the area. As such, given the proximity of the site to neighbouring receptors it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents with respect to issues of noise or odour 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.'*

With respect to development within National Landscapes (previously known as Areas Of Outstanding Natural Beauty) 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 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. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

In this instance, the proposed agricultural building would be a sizeable addition to the application site and would also be publicly viewable from Green Lane however the proposed building would be sited directly adjacent to an existing agricultural building of similar proportions and the existing woodland cover encompassing the North-western and South-western extents of the site would also contain the net visual impact of the site's existing and proposed development. Consequently, the proposed agricultural building would not read as an isolated or over dominant form of development when read in the context of the existing building on site and surrounding open countryside. In addition, the floorspace area of the building is considered to be proportionate in terms of size for its proposed end use relative to the applicant's livestock numbers. Furthermore, the proposed extension would comprise a portal framed design detailed in concrete panels, Yorkshire boarding and metalled green roofing sheets, all of which would be in keeping with the design and external appearance of the existing agricultural building within the site and rural character of the surrounding landscape. Consequently, 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 application site and its open countryside setting.

Concerns have been raised through the application's consultation process in relation to the impact of the proposed development upon a protected view from Main Street within the defined settlement area of Grindleton. The protected view referenced relates to an 'Important view' as shown on the Grindleton Conservation Area map which provides open South-westerly views towards Greendale Wood and further beyond. In this instance, analysis shows the site's existing building as being visible from the referenced viewpoint however the visual impact of this building is minimal and in this case the proposed building would be sited on the South-western side of the existing building and would therefore be predominantly (if not completely) screened from view from the referenced viewpoint.

In light of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area and would therefore conserve the character of the surrounding National Landscape. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

#### **Highways and Parking:**

Concerns have been raised through the application's consultation process in relation to highway safety however 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, parking or general highway safety, subject to contact being made with Lancashire County Council's PROW team prior to the commencement of any development on site. 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:**

##### Protected Sites

Analysis shows that the proposed agricultural building would be sited within SSSI Impact Risk Zones. Any ecological interest features of the related sites may be sensitive to impacts from aerial pollutants which may be emitted from the proposed development therefore consultation has been undertaken with Natural England who have advised for an assessment of air quality impacts arising from the proposed development. An air quality impact assessment has since been provided which states that no SSSI sites fall within the 2 kilometre screening distance applicable to manure storage however the submitted analysis further states that four SSSI sites were identified within the 5 kilometre screening distance pertaining to livestock and poultry buildings exceeding 500m<sup>2</sup> in floorspace, with these sites being Coplow Quarry, Clitheroe Knoll Reef, Salthill And Bellman Park Quarries and Little Mearley Clough. The submitted analysis goes onto identify these sites as being solely designated for their geological interest which in turn would render no adverse impacts upon these sites from the proposed development from an air quality perspective given the absence of biologically sensitive features within these sites. These findings have been subject to further analysis by the case officer and are considered to be accurate. Consequently, the proposed development does not raise any concerns with regards to its impact upon protected sites of ecological interest.

##### Diffuse pollution to watercourses

Concerns have been raised through the application's consultation process in relation to potential occurrences of pollution to West Clough Brook from the manure store component of the proposed agricultural building. These concerns are noted therefore a condition has been imposed on this consent requiring further details of a scheme to be provided with regards to the containment and storage of manure including liquid run-off. These details would be assessed and agreed prior to first use of the

agricultural building and manure store and as such are considered to sufficiently address any concerns with respect to water pollution.

### Trees

The footprint of the proposed building would be sited within close proximity to numerous trees located on the North-western and South-western perimeters of the proposal site therefore an Arboricultural Impact Assessment has been provided in support of the application. The submitted AIA shows that there would be no requirement to remove any trees to facilitate the proposed development, with the footprint of the proposed building being sited outside the root protection areas of all trees on site. As such, the proposal raises no concerns with regards to impacts upon trees. The submitted AIA recommends for tree protection measures to be implemented during the construction phase of the development in order to safeguard a grouping of Alder trees (identified as 'G2' in the submitted tree impact plan) and compliance with this recommendation has been secured through the imposition of a condition.

### BNG

The application's supporting information shows that the proposed development would result in a loss of biodiversity to the application site through the loss of modified grassland however a scheme of tree planting is proposed on land within the applicant's ownership which would deliver a post development net gain in biodiversity that would exceed the mandatory 10% requirement. As such, the statutory biodiversity gain plan condition has been imposed on this consent in order to secure a net gain in biodiversity for the site as detailed and to satisfy the BNG legislation. Concerns have been raised through the application's consultation process in relation to the specifics of the intended tree planting scheme however this aspect of the proposal stands to be assessed as a post development matter through a subsequent discharge of condition application.

### **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.

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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