


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	27/1/26	Manager:	LH	Date:	27/1/26
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Application Ref:	3/2025/0875			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	5/1/26	Site Notice:	5/1/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed construction of a steel frame agricultural building as an extension of an existing building (part retrospective).
Site Address/Location:	Low Barn, Grunsagill Road, Tosside, BD23 4SJ.

CONSULTATIONS:	Parish/Town Council
Parish Council:	Consulted 17/11/25 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.

Natural England:	No objections raised subject to adherence with standing advice.
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CONSULTATIONS:	Additional Representations.
None.	

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 Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility 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>3/2021/0195: Proposed conversion of traditional stone barn to agricultural dwelling. Creation of garden curtilage and parking. Installation of package treatment unit (Withdrawn)</p> <p>3/2018/1132:</p>

New agricultural building for cattle housing; manure store; machinery/lambing building. Native species landscaping (Approved)

3/2017/0810:

Proposed equine manege (Approved)

3/2016/1132:

Conversion of barn to holiday accommodation, creation of curtilage with access and parking and installation of new package treatment plant (resubmission of 3/2016/0612) (Refused)

3/2016/0612:

Conversion of barn to holiday accommodation, creation of curtilage with access and parking and installation of new package treatment plant (Refused)

3/2015/0983:

Proposed agricultural building to accommodate cattle and sheep (Approved)

3/1993/0668:

Conversion of barn to dwelling and construction of new garage (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to agricultural land situated on the South-eastern outskirts of Tosside within the Forest Of Bowland National Landscape. Access to the application site is from Grunsagill Road via an access track leading to an area of hardstanding which accommodates a portal framed agricultural building which forms the basis of this application. Low Barn lies directly adjacent to the site's agricultural building with the remainder of the land within the site to the South of the barn and agricultural building comprising agricultural land. A small cluster of dwellings lies approximately 250 metres away to the North-west of the application site with the wider area comprising a mixture of agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

A part two bay uncovered extension has been erected without planning permission to the South-eastern gable end of the existing agricultural building within the application site. Retrospective planning consent is sought to regularise these works, with further planning consent being sought to complete these works to form a covered extension to the existing agricultural building measuring 20m x 22.5 m to accommodate a covered manure store and cattle handling pens.

Principle of Development:

The proposal site lies outside of the defined settlement area of Tosside. 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 the agricultural land at Low Barn as forming part of the applicant's agricultural enterprise with the applicants owning 141ha of permanent grassland supporting a herd of 60 suckler cattle and 160 head of beef replacements and fattening cattle. In addition a flock of 1000 Beltex breeding ewes produce quality lambs for the finished lamb market. At present, the existing farm infrastructure at Low Barn provides accommodation for suckler beef cattle

and lambing sheep in late spring when cattle have been turned out. Manure storage is currently uncovered on site which in turn presents a risk of diffuse pollution to watercourses. 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. Furthermore, Grunsagill Beck lies within 120 metres of the site's existing agricultural building and as such is vulnerable to any run off. Moreover, the applicants have recently secured grant funding for a cattle handling system which will allow improved handling for routine husbandry treatments and improve operator safety. Consequently, the applicants seek planning consent to extend the existing agricultural building on site to accommodate a covered manure store and cattle handling pens.

In light of the above, it is considered that the proposed extension to the existing 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 reduce the risk of diffuse pollution within a priority catchment whilst also allowing for improved handling for routine husbandry treatments and improved operator safety. 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 manure store and handling pens would be utilised within an existing agricultural site and the extension proposed would not be sited within the nearby vicinity of any neighbouring properties. As such, 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.'

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 extension would be a sizeable addition to the application site and would also be publicly viewable from Grunsagill Road however analysis from the Council's agricultural advisor identifies the proposed extension as being proportionate in terms of size for its proposed end use. In addition, the proposed extension would serve as a symmetrical continuation of the existing agricultural building and would therefore not read as an isolated feature within the surrounding landscape. Furthermore, the proposed extension would comprise a portal framed design detailed in concrete panels, Yorkshire boarding and fibre cement 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 extension 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.

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:

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 the imposition of conditions with regards to construction management and surface materials. 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 manure store component of the proposed extension would be sited within Impact Risk Zones pertaining to numerous protected sites. The ecological interest features of these 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 in line with their standing advice. A SCAIL assessment (Agriculture) has been provided in support of the application which shows that the proposed development would have no significant effects upon protected sites. In light of these findings, the proposed development does not raise any concerns with regards to its impact upon protected sites of ecological interest.

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The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Other Matters:

Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies a section of the access to the application site as being at risk of flooding from surface water therefore a Flood Risk Assessment and associated flood risk mapping data have been provided in support of the application. In this instance, the proposed development falls within the 'less vulnerable' flood risk vulnerability classification and it is not anticipated that the proposed development would exacerbate flooding elsewhere. Furthermore, the submitted Flood Risk Assessment and accompanying data show that occurrences of surface water flooding would be limited to a small area across a culvert well away from the proposed extension, with the likelihood of flooding to 20cm being very low and restricted to the culverted ditch. Accordingly, the proposed development raises no significant concerns with respect to flood risk and the development is not required to satisfy the flood risk sequential test.

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, the ecology of the area or flood risk.

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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