


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	05/03/2026	Manager:	LH	Date:	6/3/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	---------------

Application Ref:	2025/0923			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	29/01/2026	Site Notice:	29/01/2026					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single storey extension to rear of clubhouse.
Site Address/Location:	Read Cricket Club Whalley Road Read Lancashire BB12 7PN.

CONSULTATIONS:	Parish/Town Council
No objections.	

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

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 EN1: Green Belt Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMB3: Recreation and Tourism Development National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2011/0527: Demolition of the existing grounds store and bowling club room and erection of a new pavilion.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a clubhouse at Read Cricket Club. The surrounding area is both commercial and residential in nature. The application site itself is within the designated Green Belt.
Proposed Development for which consent is sought: Consent is sought for the erection of an extension to the existing cellar for the purposes of storage.

Principle of Development:

Policy DMG2 of the Core Strategy States that within the Tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social wellbeing 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 proposed development is considered to comply with point 4 of the above policy in as much that the proposed store is modest in terms of scale and is for recreational purposes associated with the existing operation.

Policy DMB3 of the Core Strategy supports the expansion of recreational and leisure facilities.

Key Statement EN1 stipulates that the overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt, and which do not conflict with the purposes of the designation. This aligns with Paragraph 154 of the NPPF.

The proposed development is a modest extension to an existing building with a footprint increase of just 9%, as well as being needed to support the existing sport and recreation facility. On that basis, it is considered the extension complies with Key Statement EN1 and Paragraph 154.

Based on the above, the proposal is deemed acceptable in principle subject to an assessment of other material planning considerations.

Impact Upon Residential Amenity:

The nearest residential receptor is approximately 70 metres from the proposed development. As such, there is no adverse impact on residential amenity expected resultant.

Visual Amenity/External Appearance:

The proposed extension will have maximum scale of 11.68m by 3.54m, however given there is an existing outrigger measuring 7.18m by 2.14m the overall footprint increase is less. The extension as a whole is modest in relation to the host building and will not read a dominant addition.

In respect to materials the extension will be constructed in brickwork to the elevations with an EPDM roof profile and uPVC windows/doors. This is consistent with the existing extension and building and will therefore integrate sufficiently.

Highways and Parking:

No highways implications identified.

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.

Bats.

A preliminary bat roost assessment has been conducted at the application site on 06.01.2026. The survey concluded that no evidence of bats was recorded, and the building offers low roosting potential.

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.