

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	03/03/2026	Manager:	LH	Date:	6/3/26
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Application Ref:	3/2025/0984			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	31/07/2025 (previous application)	Site Notice:	N/A	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed erection of a timber-framed agricultural building with stable and additional hardstanding.
Site Address/Location:	Coxes Farm Stoneygate Lane Ribchester PR3 2ZS

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to a condition restricting the use of the building to ancillary to Coxes Farm.
Greater Manchester Ecology Unit:	Provided there is no hedgerow loss, the ecologist accepts that the required biodiversity gain could be achieved on-site through new tree planting. They advise that the statutory Biodiversity Gain Condition would need to be applied to any permission granted to the application, to require the submission of a final Biodiversity Gain Plan (BGP). The BGP should include details of the on-site tree planting (e.g. species, size of trees to be planted, future maintenance etc.). The implementation of the BGP and long-term establishment of the trees should also be secured by Condition.
CONSULTATIONS:	Additional Representations.
None received.	

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 DME2: Landscape And Townscape Protection

National Planning Policy Framework (NPPF)

Relevant Planning History:

No relevant planning history.

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

The application site comprises an existing paddock located to the southeast of the dwelling known as Coxes Farm. The site is located within land designated as Open Countryside and is sited approximately 1.7km to the north of the settlement of Ribchester.

Proposed development for which consent is sought:

Planning consent is sought for the erection of a stable building and domestic storage building for the site. The stable building would be sited approximately 31 metres from the dwelling known as Coxes Farm and would utilise an existing field gate. The building would be sited parallel to Stoneygate Lane, just under 4m from the boundary with the highway.

The building itself would be approximately 13.87 metres in length, 5.1 metres deep and would have an eaves height of approximately 2.6 metres and a total height of approximately 3.35 metres. The building would be partly open to the front with an eaves overhang and timber boarding to the upper level of the rear and side walls as well as part of the stable front wall.

Planning permission was refused under planning ref: 3/2025/0530 for a similar scheme for the following reasons:

- 1. The proposal due to its size and siting would result in a harmful incursion into the Open Countryside and a prominent addition of built form within the rural landscape, contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.*
- 2. There is insufficient information submitted within the application to confirm that the development is 'de minimis' and exempt from Biodiversity Net Gain under Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations and the application therefore lacks sufficient information to determine the biodiversity pre-development value of the onsite habitat.*

The main difference between the refused scheme and the proposed scheme are as follows:

- Reduction in eaves and total roof height
- Distance of proposed building from highway boundary increased
- Biodiversity Net-Gain planting and hardstanding provided
- Rooflights removed
- Hedge height increased

The submitted drawings show one stable, one bay for storage of equipment for the small holding and an area for fodder storage.

Principle of Development:

The application site lies outside of a settlement boundary. 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.*

In this instance, the agent for the application has confirmed that the stables would be for private use by the occupiers of Coxes Farm which would fall within a small-scale recreational use. In addition, there would be some agricultural equipment stored within the building for land management purposes. On balance, the proposal would fall within the scope of Criteria 2 and 4 of Policy DMG2 of the Ribble Valley Core Strategy.

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.

The proposed stables would be approximately 62 metres from the closest neighbouring residential property.

The Environmental Health Officer has not commented on this application. However, they previously recommended a number of conditions, including the following condition:

No waste removed from the stables shall be stored within 5 metres of the boundary with any residential property. At no time shall the stables or associated land be used for livery, riding school or other business purposes. At no time shall horseboxes, trailers, van bodies and portable buildings or other vehicles be kept on the land other than for the loading and unloading of horses.

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy.

A condition should also be added to restrict the hours of construction and construction deliveries to avoid any harm to the amenity of neighbouring properties.

Subject to the above conditions, 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:

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'.

With regards to the acceptability of the design/layout of the building, the Council previously raised concerns regarding the size and siting of the structure within the Open Countryside.

As such, in an attempt to overcome the first reason for refusal, the scheme has been amended. The proposed building would now be sited further away from the boundary with the highway and the eaves height of the building has now been reduced to 2.6m from 3.2m. This would help to reduce the visual prominence of the building when viewed from Stoneygate Lane. In addition, the applicant is intending on planting 3 no. trees for Biodiversity Net-Gain planting to the northwest of the building which once matured, would help to soften views from the North. The rooflights have also been removed from the structure which would help to draw attention to the roof of the structure.

It is acknowledged that the building would still be visible from the public highway and from Public Rights of Way FP0335008. However, it is considered that the amended scheme would help reduce the prominence of the building within the landscape. In addition, having regard to the presence of other buildings/structures which are sited immediately adjacent to the highway, for example to the south of 'The Cobblers' and buildings to the West of 'The Sapling', the additional built form would not introduce a building that is entirely out of keeping with the pattern of development within the wider vicinity of the site.

It is considered that the retention of the hedge should be secured by way of planning condition to provide additional screening.

As such, on balance, the amended scheme is considered to accord with 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 reviewed the application and have reviewed the proposal. They note that the use of the building is for domestic purposes and as per the refused scheme, they raise no objection subject to a condition to restrict usage of the stable building for private use for the occupiers of Coxes Farm. On this

basis, it is not considered that the proposed development would have any undue impacts upon highway safety and the proposal satisfies Policies DMG1 and DMG3 of the Core Strategy.

Landscape/Ecology:

With regards to Biodiversity Net-Gain (BNG), the proposal would result in the loss of grassland to facilitate the building and hardstanding. The loss of grassland is proposed to be off-set through the planting of 3 no. new trees which would result in a net-gain in 14.59% of area habitat units.

The ecologist is satisfied that the BNG can be achieved on site and subject to no hedgerow being removed at the access (this has now been confirmed by the agent for the application), the development is acceptable subject to the statutory Biodiversity Gain Plan condition as well as a landscape/habitat management plan condition to secure its implementation.

The submitted ecology report notes that no further survey works are required however it recommends that the adjacent hedgerow is protected during the clearance and construction phases via the erection of Heras fencing.

Observations/Consideration of Matters Raised/Conclusion:

In conclusion, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval subject to conditions.

RECOMMENDATION:	That planning consent be granted subject to conditions.
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