


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

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>31/03/26</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>31/3/26</b>
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<b>Application Ref:</b>	3/2026/0048			 <b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>				
<b>Date Inspected:</b>	03/03/26	<b>Site Notice:</b>	03/03/26					
<b>Officer:</b>	LW							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed replacement stables.
<b>Site Address/Location:</b>	The Barn, Old Langho Road, Langho, BB6 8AW.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
A consultation response from Billington and Langho Parish Council was received on 10 <sup>th</sup> February 2026 stating that there is nothing in the application that the Parish Council can object to, however concerns were raised that the applicant is looking for a change of future use. The application looks as if they could easily convert to glamping type accommodation. The Pendle Inn at Barley has accommodation very similar to this.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations have been received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN5: Heritage Assets  Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME3: Site and Species Protection and Conservation Policy DME4: Protecting Heritage Assets Policy DME6: Water Management  Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>  No relevant planning history.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
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**Site Description and Surrounding Area:**

The application relates to an existing stable block located on land to the east of the residential properties known as The Barn and Black Bull Farm. The stable block is accessed off Old Langho Road via the driveway that serves both the aforementioned dwellings. The site to which the proposal relates is located outside of any defined settlement area and within the Open Countryside. The Grade I Listed Chapel of St Leonard is located to the north-west of the proposal site, on the opposite side of Old Langho Road.

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

Consent is sought for the demolition of the existing stable block and construction of a replacement stable block comprising 3no. stables and a store/tack room measuring 5.3m by 15.8m. A pitched roof form would be incorporated with an eaves and ridge height of 2.5m and 4.3m. To the south-eastern facing elevation 4no. timber doors and 3no. windows would be featured, and a set of timber double doors would be included to the south-western facing gable.

With respect to materiality, the stable would be constructed from random stone walling and slate roof tiles.

The proposed plans have been amended prior to the determination of this application, with the originally proposed window openings to the north-western and north-eastern facing elevations removed in an attempt to improve the overall design of the stable block and ensure that it appears appropriate for its intended use.

**Principle of Development:**

The proposal site lies outside any defined settlement boundary and on land which benefits from an Open Countryside designation. 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 development proposed relates to the construction of a stable block which would be for private use only by the occupiers of The Barn. As such, 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 criterion 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 Listed Building and Setting:**

Chapel of St Leonard, a Grade I Listed Building, is located approximately 70m to the north-west of the proposal site, on the opposite side of Old Langho Road.

The Listing entry for Chapel of St Leonard reads as follows:

*“Church, said to be 1557, re-using dressings of c.1500, restored 1879. Sandstone blocks with stone slate roof. Comprises a nave with continuous chancel, a north vestry added in 1879, and a south porch. The west wall has a re-used moulded string course below window sill level. The window is of 4 cinquefoiled lights with Perpendicular tracery under a flat head. The mouldings of the head and jambs do not match. The gable is coped, with a bellcote at the apex. The south wall is of 2 bats with moulded plinth and has windows similar to the west window, but of 3 lights. The gabled porch has a chamfered outer doorway with Tudor arch. The inner doorway is moulded with segmental arch. The east wall is coped with kneelers and has a C19 window of 3 cinquefoiled lights under a Tudor-arched head with Perpendicular tracery. The north wall has 2 windows similar to those of the south wall. Various pieces of re-used carved stonework are set into the outer walls, including part of a nodding ogee canopy over the east window. Interior has C16 roof with king posts rising from moulded tie beams and with queen struts. At the east end of the south wall is a re-set trefoiled piscina with hood. Opposite, projecting from the north wall, is an elaborately carved stoup, again re-set. The pews were reconstructed in the C19 restoration, but retain their carved ends, many of which are carved with initials and with dates between 1688 and 1692.”*

With regards to proposals for development affecting Listed Buildings, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

In addition, Paragraph 212 of the National Planning Policy Framework states:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”*

Furthermore, Policy DME4 of the Ribble Valley Core Strategy states:

*“Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported”.*

The proposal site is located approximately 70m to the south-east of the Grade I Listed Building, separated by Old Langho Road. The proposal also comprises the construction of a replacement stone and slate built stable block, following the demolition of existing timber stable block. With this in mind, it is not considered that the development would result in any measurable adverse impact upon the setting or character of the Grade I Listed heritage asset.

#### **Impact Upon Residential Amenity:**

The proposed stable building would be sited within close proximity to Black Bull Farm. Despite this, the development would replace an existing stable block with a footprint of 3.8m by 15.8m and height of 2.4m. Although it is noted that the depth (5.3m) and height (4.3m) of the proposal would exceed that of the existing, it would not likely result in any measurable adverse harm upon the occupiers of Black Bull Farm that would significantly exceed that of the existing and thus warrant the refusal to grant planning permission in this particular instance.

With the above in mind, the proposal is considered acceptable with respect to impact upon residential amenity.

#### **Visual Amenity/External Appearance:**

The proposed stable building would measure 5.3m by 15.8m, comprising three stables and a store/ tack room and would be a simple linear structure with stone walling and a slate roof measuring 4.3m to the ridge. Whilst the stable building would be relatively large, it would be sited on a similar footprint to that of the existing timber stable block in which it would replace and, on balance, it is not considered to be out of keeping with the character of the area. The structure would be read in context with the adjacent stone and slate-built dwellings and as such, it is not considered that the development would be unduly prominent or anomalous within the open countryside landscape.

The scheme originally submitted with the application including a number of additional openings to the north-western and north-eastern facing elevations. However, this was considered excessive in relation to the building's proposed use as a stable block. The removal of these openings is considered to be an improvement from the originally proposed scheme.

Taking account of the above, it is not considered that the proposed development would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality.

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

No highway related issues have been identified with respect to the proposed development. The proposal would replace an existing stable block which is accessed via an existing access of Old Langho Road which also serves the residential properties known as The Barn and Black Bull Farm. No alterations are proposed to this access and therefore it is not anticipated that the development would result in any significant impact upon highway safety or capacity in the immediate vicinity of the proposal site.

#### **Landscape/Ecology:**

A Bat Survey, dated 31<sup>st</sup> October 2025, has been submitted in support of the application. The report concludes that the removal of the existing stable will not impact on any local bat populations; by removing any roost potential or by disrupting any potential commute forage routes. As such, no further survey work is considered necessary. However, the construction of a new stable block provides an opportunity to enhance the bat roost potential in this location. It is therefore recommended that a retaining cavity be incorporated in the south-east/ south-west elevation at a height of between 3-4m. This can be secured by way of a planning condition.

During the survey, some swallow nests were present. As such, it is advised that the loss of swallow access to the stables be mitigated through the incorporation of a swallow cup or similar proprietary nesting habitat. This can also be secured via a condition.

Given the presence of swallow nests, the Local Planning Authority (LPA) also consider it appropriate to impose a condition requiring no work to be undertaken during the bird breeding season (March-August inclusive) unless a bird nesting survey confirming the absence of nesting birds, has been submitted to and approved in writing by the LPA.

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

#### **Other Matters:**

The Parish Council has raised concerns about the potential for the building to be converted into glamping type holiday accommodation. However, this would be subject to a separate change of use planning application and does not form a material consideration with respect to the determination of this application which relates solely to the construction of a replacement stable block.

**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.

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