


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	24/04/2026	Manager:	LH	Date:	28/4/26
----------------	-----------------	----	--------------	------------	-----------------	----	--------------	---------

Application Ref:	3/2026/0128			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	17/03/2026	Site Notice:	17/03/2026					
Officer:	MC							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed erection of agricultural building for livestock and machinery and access improvements.
Site Address/Location:	Land off Back Lane, Chipping, PR3 2QA.

CONSULTATIONS:	Parish/Town Council
Chipping Parish Council:	No response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection to the development on highway grounds subject to conditions relating to: <ul style="list-style-type: none">- Completion of access improvements and submission of details prior to first use- No occupation/use until access implemented in full- Implementation of visibility splays- Gateposts positioning- Surfacing of access- Wheel washing facilities

RVBC Environmental Health:	No objections subject to conditions.
-----------------------------------	--------------------------------------

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EC1: Business and Employment Development Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME2: Landscape & Townscape Protection

Policy DME3: Site and Species Protection and Conservation
Policy DMB1: Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0913

Proposed change of use of land to tourism and erection of five camping pods.
Pending Consideration

3/2024/0798

Proposed agricultural building for storage and livestock.
Refused

3/2024/0367:

Prior notification for agricultural building for livestock, machinery and feed 22.8m long, 16.76m wide, 6.78m high to ridge and 3.2m high to eaves
Refused

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an agricultural land parcel located on the Southern outskirts of Chipping. Access to the land parcel is from the North-western side of Longridge Road approximately 120 metres from Longridge Road. The proposal also includes upgrade works to the access point.

Numerous residential properties lie to the South of the application site on Hesketh Lane with Meadow Top Farm and Banks House lying further away to the North-east. The surrounding area comprises a mixture of agricultural land and open countryside with the application lying within the Forest of Bowland National Landscape.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a steel portal framed agricultural building in order to house livestock, machinery and feed. The proposed agricultural building would be sited approximately 130 metres to the North-west of the site's access on Back Lane.

This application is a resubmission of a refused application ref: 3/2024/0798. The location, size and design of the agricultural building is now the same as the refused scheme. Planning ref: 3/2024/0798 was refused for the following reason:

- 1. The proposal, if permitted, would lead to the intensification of use of an access which lacks the adequate visibility deemed safe and suitable for such a proposal. Accordingly, the proposal is considered to be unacceptable, being contrary to Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and Paragraphs 115 and 116 of the National Planning Policy Framework (2024).*

Principle of Development:

The proposal site lies outside of the defined settlement area of Chipping.

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'.

Having reviewed the planning history for the site, it is noted that a similar development was proposed by the applicant under prior notification application 3/2024/0367. This proposal was partly refused on the basis that the applicant had failed to provide sufficient supporting information to justify the need for the agricultural building proposed. Additional concerns were also raised with respect to the siting, design and visual impact of the agricultural building previously proposed.

Following this, a full application was submitted whereby an assessment was made by the Council's agricultural advisor which concluded that based on the application's supporting information and applicant's current farming operation, an agricultural need exists for the proposed building in light of the requirement for the applicant to be compliant with the rules and good practice in relation to the welfare of livestock and in order to protect hay, bedding straw and farm equipment and machinery from deterioration.

The applicant has provided updated agricultural information which confirms that the number of livestock and agricultural information is the same as at the time when the previously refused scheme was submitted, with approximately 65 sheep and 95 lambs, as well as a tractor, quad bike and excavator. The agent for the application has confirmed that they are unable to house them due to the lack of buildings on site for their welfare.

Taking account of the above and the previous assessment by the Council's agricultural advisor, it is considered that the proposed building would be a justifiable addition to the application site in the context of the applicant's existing agricultural operation.

Accordingly, it is not considered that the proposed development would conflict with Policy DMG2 in so far as *'the development is needed for the purposes of forestry or agriculture'* 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.

As per the previous application, the proposed agricultural building would be located approximately 120 metres away from the nearest residential receptors on Hesketh Lane on land which is currently in agricultural use.

In addition, the farming operations in question are predominantly managed by the applicant (with periodical assistance from the applicant's brother during lambing and hay times) therefore it is not anticipated that the introduction of the proposed building to the land would result in an overly intensive use of the application site. Accordingly, given the separation distance that would be in place between the proposed development and neighbouring properties and the scale of use proposed, no significant concerns are raised from the proposed development with respect to noise, disturbances or odour emissions beyond those associated with the existing use of the site and surrounding land.

The Environmental Health Officer has provided comments on the scheme and requests conditions relating to the storage of waste bedding, control of dust/fumes/vibrations and noise and construction delivery times. They have also requested details of a lighting scheme be submitted. No internal/external lighting details have been provided within the application, however it is considered that a condition could be added to any grant of permission to ensure that prior to their installation, details of any lighting is submitted to and approved in writing by the Local Planning Authority to protect the amenity of nearby residential receptors.

Subject to the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. The proposed development 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 the AONB, 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.'

The above is reiterated within Key Statement EN2 of the Core Strategy:

'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 building has been assessed as acceptable under the previous scheme.

The proposed agricultural building would be a fairly sizeable structure with respect to its footprint however it has been previously assessed by the Council's agricultural advisor of being an acceptable floorspace necessary to comfortably house the applicant's existing 75 breeding ewes, farm equipment, sufficient hay and bedding straw for the 75 breeding ewes and new born lambs. The application site comprises a largely open parcel of grassland with a noticeable absence of built form within the site and its immediate surroundings. The proposed agricultural building would be set over 100 metres into the application site and would also be publicly viewable from Back Lane. However, its orientation would help to prevent the loss of views of the distant fells within the Forest of Bowland National Landscape.

As such, the visual impact of the proposed development is therefore considered to be acceptable and it is not considered that the proposal would be harmful to the visual amenities of the immediate area or wider National Landscape. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMG2 of the Core Strategy.

Highways and Parking:

Lancashire County Council Highways have been formally consulted on the proposed development and have provided comments.

The LHA are aware that the site has an existing field gate access located on Back Lane, the C565, which is a classified road, subject to a national speed limit. Currently, the access appears to be unsurfaced with a gate setback.

An amended detailed access drawing has been provide (drawing No 0 6 C), which shows access improvements, including a widened access which meets the required width for its intended purposes, a 6m kerb radius, hard standing and a gate featured 10m behind the carriageway edge. It is understood that the access also is to be raised in hight by approximately 300mm which provides a higher point for view of vehicles within the carriageway. The access improvements (widened vehicle crossing and radius kerb line) would need to be undertaken as part of a Section 278 Agreement of the 1980 Highways Act.

The applicant has provided a traffic study, undertaken between Thursday 23rd January 2025 to Wednesday 29th January 2025, which details the 85th percentile of traffic speeds over 7 days to be 39.6MPH in the northeast-bound direction and 41.2 in the southwest bound direction past the access. Back Lane also forms a gradient in both directions, which has been taken into account when calculating the visibility splays. When considering this guidance, the preferred visibility splays are 102m Southbound and 95m northbound. The absolute minimum visibility splays as defined within DMRB guidance is 79m southbound and 78m northbound. The LHA has reviewed Drawing No 251001 / 01, dated October 25 which shows that a visibility splay of 102m can be achieved in the southbound direction. In the northbound direction, the natural curvature of Back Lane means it is unlikely that full visibility can be achieved. It is understood that the neighbouring landowner has an agreement with the applicant over the maintenance of hedgerows within the adjacent third-party land, however this agreement is not legally binding.

A visibility splay is also drawn to 95m northbound however in reality, visibility can be achieved to approximately 61m where it meets third party land, which results in a shortfall of 17m than the absolute minimum required, which is 78m. Access improvements are proposed including raising the level of the access to provide better visibility, widening the access to support better turning provisions whilst entering and exiting and other such improvements which improve highway safety. The use of the site and access will also not change, remaining agricultural, and only a slight increase in vehicle movements is expected given that the site will no longer need to move livestock in order to provide shelter when required however storage on site is likely to increase with the provision of a building. Given the following considerations, the LHA would accept the proposal in this case.

Turning to the internal layout, the LHA has reviewed drawing number 601-24-1, which provides a swept path analysis for a tractor and trailer, entering, exiting, and turning within the site. The swept path analysis shows that the proposed access can support entry and exit. They note that the turning area does go outside of the red edge of the development. However, this has since been rectified and included within the red edge.

It is considered that the previous reason for refusal has been overcome and subject to conditions, the proposal is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

Protected Sites

The application site lies within SSSI Impact Risk Zones however no issues have been previously raised under the refused schemes and no consultation with Natural England was deemed necessary. An ecology report has been submitted with the application which confirms that whilst the proposed agricultural building at Chipping is located within 200 m of a stream, it does not directly impact riparian habitat. Subject to the implementation of pollution prevention measures, sensitive lighting design, retention of hedgerows and ecological timing restrictions, the proposal is unlikely to result in significant ecological effects.

This can be secured by way of planning condition.

BNG

A biodiversity net gain report has been provided in support of the application which indicates that the proposed development would result in a loss of biodiversity to the application site (0.1 ha of modified grassland) however the submitted BNG assessment shows that the identified loss of biodiversity could be offset through habitat creation in the form of enhancing the site's modified grasslands along with the introduction of tree planting to the site, both of which would result in a post development biodiversity net gain of 10.26%. As such, the proposed development satisfies the statutory requirements with respect to biodiversity net gain.

Other matters:

The site is at risk of surface water flooding and a flood risk assessment has been submitted with the application. This report confirms that the proposal will incorporate a soakaway designed in accordance with BRE 36, located minimum 5m from building and sized to accommodate 1 in 100 year rainfall event + 40% climate change allowance. In addition, finished floor level would be raised minimum 150mm above surrounding ground and the external ground graded to direct water away from structure.

Subject to the submission of a drainage plan showing the location of the soakaway, the proposal is considered to accord with Policy DME6 of the Ribble Valley Core Strategy.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons identified above, the proposed development is considered to be acceptable subject to conditions.

RECOMMENDATION:	That planning consent be granted subject to conditions.
------------------------	---