

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	29/06/2026	Manager:	LH	Date:	30/6/26

Application Ref:	3/2026/0195			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	28/04/2026	Site Notice:	28/04/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement of existing agricultural building.
Site Address/Location:	Crane Wood Farm, Whitewell Road, Cow Ark, Clitheroe, BB7 3DG

CONSULTATIONS:	Parish/Town Council
No comments received in respect of the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
RVBC Countryside Officer:	The Countryside Officer notes that the existing building is a timber-framed, large shed with timber-panelled sides and a corrugated roof. Structures of this type are not typically associated with supporting bat roosts, as they generally lack the necessary roosting conditions and features. It is therefore concluded that a formal bat survey and accompanying report are not required, as the risk of encountering a bat roost and triggering the legal protections afforded to bats is negligible. In addition, the building does not support barn owl (although barn owl is present on site, they do not use this structure). The building has low suitability for nesting birds; however, the presence of nest sites cannot be fully discounted. As such, standard mitigation measures are advised during demolition. If demolition works are required within the nesting bird season (March to August inclusive), the works should be preceded by a nesting bird check undertaken by a suitably qualified ecologist. Where active nests are identified, the nest must be left in situ and all works in the immediate area must cease until the chicks have fledged. The Countryside Officer originally requested the RPA's be shown on a plan and has since confirmed that tree protection measures can be secured by condition.
RVBC Environmental Health Officer:	Recommends the inclusion of conditions relating to a lighting scheme, control of noise/dust/fumes/vibration and construction noise/delivery.

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 EN5: Heritage Assets
Key statement DMI2 Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME2: Landscape and Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0966

Approval of details reserved by condition 4 (Programme of work) and 5 (Owl/Bird/Bat Details) on planning permission 3/2025/0654.

Discharged in full and partially discharged

3/2025/0654

Planning permission for alterations to Crane Wood Farm Barn including: re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate with new timber rafters and re-roofing of adjoining slate covered lean-to shippon; alterations to window and door openings (part retrospective).

Approved with Conditions

3/2025/0655

Listed Building Consent for regularisation of repairs and alterations to Crane Wood Farm Barn including: stripping and re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate and repair of timber rafters, purlins and truss roof structure; repairs to the roof structure and re-roofing of adjoining slate covered lean-to shippon; alterations and repairs to window and door openings and repointing and repairs to cracks to the masonry walls.

Approved with Conditions

3/2025/0656

Prior Notification for proposed roofing over existing slurry/manure storage areas and proposed produce and machinery store under Part 6 Class A of the GDPO.

Permission required

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

Crane Wood Farm Barn is part of the group of buildings marked on the map as Crane Wood Farmhouse. These include the grade II listed Crane Wood Farmhouse and a number of farm buildings, both C20th and earlier, including a curtilage listed barn, as well as a number of more modern farm buildings.

The site is located within the Forest of Bowland National Landscape and the site is also located in an area at risk of surface water flooding.

Proposed Development for which consent is sought:

The proposed development is for the demolition of an existing agricultural building and replacement of a new agricultural building which includes the covering over of the existing slurry lagoon and manure midden area to reduce the overall slurry produced from the farm as well as providing facilities to store produce, machinery and equipment.

The proposed building would be sited immediately adjacent to the existing agricultural building and would have a width of approximately 18.28m, a length of approximately 27.43m and a dual pitched roof with an eaves height of approximately 5.48m and a total height of approximately 7.92m. The proposed building would be sited further forward within the farmstead than the existing adjacent structure by approximately 10.3m to cover the area of the existing slurry lagoon.

The structure would be constructed of Yorkshire board cladding, to the roof apex, a fibre cement roofing sheet and would have galvanised steel gates to the lower perimeter of the building. As such, the building would be partially open sided.

Principle of Development:

The site is not located within a defined settlement boundary and as such Policy DMG2 is of relevance.

Policy DMG2 states that within the tier 2 villages and outside the defined settlement areas development must meet a number of criteria. This includes, development that is needed for the purposes of forestry or agriculture.

The submitted Agricultural Statement sets out the need for the building, indicating that the new structure would provide suitable storage for existing agricultural machinery as well as providing storage space for hay that is produced at the site and cereal straw which is purchased for livestock bedding. Further storage is required and floorspace calculations have been provided for sundry storage needs, including feeding equipment.

The statement indicates that the proposal involves the demolition of an existing dilapidated agricultural building which is in the same location as the proposed buildings. The Council are satisfied if the new proposal were to be implemented, the existing building could not be retained as such and would be required to be demolished. Based on the information submitted within the application and the additional supporting information, it is considered that the building would be reasonably necessary for the purposes of agriculture to store agricultural equipment and hay associated with the agricultural holding, as well as allowing for the existing manure storage and slurry lagoon to be roofed over, which forms part of a grant scheme initiative.

The Council considers that granting of this building would not allow the agricultural building to be constructed alongside the existing building (in its current location) which could go beyond what would be reasonably necessary as the need for two buildings has not been justified.

Given the presence of existing agricultural activities on the site and the need to enclose existing facilities, the development is considered to be reasonably necessary for the purposes of agriculture.

Impact Upon Residential Amenity:

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

The closest residential receptor outside of the ownership of the applicant is 'Sugar Hill Lodge' which is sited approximately 136m to the south-east of the building. The building would be constructed within the existing farmstead and whilst it would be sited further forward of the existing structure, the existing slurry lagoon is sited to the front of the site already. As such, the roofing over of the slurry lagoon and manure store is considered to provide a betterment in terms of odour.

The Environmental Health Officer recommends that a lighting scheme be provided to ensure the development would harm the amenity of neighbouring properties. However, as the supporting information does not mention lighting, it is considered that this could be dealt with by way of planning condition, should the application be recommended for approval.

Visual Amenity/External Appearance:

Key Statement EN2 of the Ribble Valley Core Strategy states that:

'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.'

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

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'.

Policy DMG1 of the Ribble Valley Core Strategy states that development must *'not adversely affect the amenities of the surrounding area'* and *'consider the density, layout and relationship between buildings, which is of major importance'*.

Policy DMG2 also states that in the AONB *'where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting'*.

In addition, Policy DME2 states that development proposals will be refused which significantly harm important landscape or landscape features which includes traditional stone walls.

Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that development:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*

Paragraph 189 of the NPPF also states:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

The proposed building is to be located on a parcel of land that is covered by an existing structure.

As such, the applicant would be required to demolish the structure in order to implement the development. The agricultural building would be fairly large in size, being just over 27m in length and 18.28m in depth and would be greater in footprint than the existing building as it would now include the covered area for the manure store and slurry store. However, the building would be open sided which would help to reduce its bulk and mass and the building would be read within the context of the surrounding large, agricultural structures and the trees to the rear of the site. The proposed building is to be constructed using a fibre cement roofing, with Yorkshire board cladding to the upper part of the gable and galvanised steel gates to the perimeter of the building. As such, the appearance of the building would be mostly open. The proposal would therefore not read as an incongruous or anomalous addition to the surrounding landscape. The proposal would also utilise traditional agricultural materials which are considered appropriate in character within the Forest of Bowland National Landscape. As such, it is not considered that the development would result in harm to the landscape character within the Forest of Bowland National Landscape.

As such, the proposal is considered to accord with paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMG2 of the Core Strategy.

Heritage:

The proposed new building would be sited approximately 40m from the Grade II Listed 'Crane Wood Farmhouse' and therefore an assessment must be made as to the impact on its setting.

With regards to heritage, Key Statement EN5 states that:

"There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

"2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

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. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist."

The proposed new structure would be sited approximately 40m from the listed building and could therefore impact on its setting. However, the new building would replace an existing building and there are a number of

large agricultural structure between the listed building and the existing. In addition, the proposed new building would also be open sided which would help to reduce its prominent.

As such, given the presence of existing agricultural buildings which already impact upon the setting of the listed building, the addition of a new structure is considered to have a neutral impact on its setting and the proposal accords with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

Highways and Parking:

Paragraph 115 of the National Planning Policy Framework states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’*.

With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

Policy DMG1 also states that 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 site is accessed from a private track and the proposal would not impact on existing or proposed parking arrangements.

As such, the proposal is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and the proposal would not result in unacceptable impact on highway safety.

Landscape/Ecology:

Policy DME1 of the Ribble Valley Core Strategy states that:

‘Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed Arboricultural Survey information and tree constraint plans including appropriate plans and particulars. these will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread’.

With regards to the adjacent trees, the Countryside Officer originally requested the RPA’s be shown on a plan and has since confirmed that tree protection measures can be secured by condition.

The Countryside Officer has provided comments on the scheme and they note that the existing building is a timber-framed, large shed with timber-panelled sides and a corrugated roof. Structures of this type are not typically associated with supporting bat roosts, as they generally lack the necessary roosting conditions and features. It is therefore concluded that a formal bat survey and accompanying report are not required, as the risk of encountering a bat roost and triggering the legal protections afforded to bats is negligible. In addition, the building does not support barn owl (although barn owl is present on site, they do not use this structure).

The building has low suitability for nesting birds; however, the presence of nest sites cannot be fully discounted. As such, standard mitigation measures are advised during demolition. If demolition works are required within the nesting bird season (March to August inclusive), the works should be preceded by a

nesting bird check undertaken by a suitably qualified ecologist. Where active nests are identified, the nest must be left in situ and all works in the immediate area must cease until the chicks have fledged.

This should be included as an informative to any grant of permission.

The agent has provided photographs of the existing slurry tank and manure storage area which are to be covered by the new building. This shows that these areas comprise of hardstanding and as such, the Council are satisfied that the development would impact on less than 25sqm of on-site habitat as the building would be sited on the footprint of the existing structure and hardstanding. As such, the proposal falls within the 'de minimis' BNG exemption.

Other matters

A small part of the access track is at risk of surface water flooding. However, it should be noted that the land where the new structure is proposed is not at risk of flooding. The submitted information indicates that there would be negligible dirty water produced by the development and surface water would be diverted into the existing open drainage watercourse to the North-West of the application site. The drainage scheme also states that the existing underground drains and pipework which serve the existing building are to be replaced as part of this application. No drainage plan has been provided so this should be secured by way of planning condition to ensure the proposed drainage scheme is appropriate and in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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.