

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	17/06/2026	Manager:	LH	Date:	18/6/26

Application Ref:	2026/0197			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	08/05/2026	Site Notice:	08/05/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Proposed demolition of existing agricultural building and the erection of a new agricultural storage building.
Site Address/Location:	Holkers Farm Whins Lane Read BB12 7RB

CONSULTATIONS:	Parish/Town Council
Read Parish Council raise no objection	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	NA
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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0398: Prior approval under Class Q (a) and (b) for the proposed change of use of one agricultural building to one two-storey, four-bedroom dwelling. – Approved 3/2025/0055 – Prior approval under Class Q (a) and (b) for the proposed change of use of one agricultural building to one two-storey, four-bedroom dwelling – Refused.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a parcel of land situated on the Northern outskirts of Read. Access to the application site is from Whins Lane via a gated access. Within the applicants ownership are several detached buildings

and recently converted residential barn. The residential properties of Holkers Fold and Holkers Farm lie directly opposite to the application site on the Northern side of Whins Lane with Holkers Farm comprising Grade II Listed Building status. The surrounding area comprises a mixture of residential development, woodland and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the construction of an agricultural storage building located to the West of the residential dwelling which was recently approved under a Class Q application. There is an existing dilapidated timber building which be demolished to accommodate the development.

Principle of Development:

Policy DMG2 states that within 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. As such, an assessment must be made as to whether the proposed development is reasonably necessary for the purposes of agriculture.

The proposed development relates to the construction of a 24.4m by 14.3m (at its widest points) agricultural building to be used for storing agricultural plant, machinery and equipment.

The submitted information states that the proposed building would be used in connection with the farming of an adjoining 7.5-hectare parcel of land located to the south of the proposal site. It is stated that farm implements, such as a Tractor, trailers, quad bike, topper and mower. Additionally, it is suggested that the building will be used to store bales produced from the land parcel. The applicant has advised within the supporting detail that the site is used in association of a business. Although, no details of this have been provided. The applicant also does not own any livestock.

The adjacent land parcel is just 7.5 hectares in area which a relatively small land parcel. It is also worth noting there are approximately 4 other buildings within the applicant's ownership adjacent to the application site. It is not clear from the submitted information why the existing buildings, particularly building B on the supporting site plan, are not fit for such storage purposes, either in full or part.

Having regard to the above, it is not considered that the application has been supported by sufficient evidence and justification that the building is reasonably necessary for agricultural purposes. Whilst there may be some benefits to storing the larger items of equipment in a building rather than outside the applicant has failed to justify the size of the building for the amount of equipment required to be stored. Particularly taking into consideration the existing buildings on site and the likelihood that the majority of the equipment owned and produced bales could be stored in these existing buildings. The proposed building, taking into consideration its scale, the lack of supporting information or any livestock and the existence of other buildings on site, is therefore not considered justified.

Therefore, the applicant has failed to demonstrate a justifiable need for the proposed building in association with the size of the land parcel in question and the agricultural activities in operation. As such, the principal of development is not secured and it is not considered that the proposal is reasonably necessary for the purposes of agriculture in this instance, as per the requirements of Policy DMG2 of the Ribble Valley Core Strategy, as such it would represent inappropriate development in the countryside.

Impact Upon Residential Amenity:

The nearest neighbouring receptor is approximately 25 metres from the development and is site on the opposite side of Whins Lane. As such, it is not considered that the proposed development would have any undue impact on residential amenity.

Visual Amenity/External Appearance:

The proposed building is located immediately adjacent to the highway and as such would host a highly visible position within the street scene.

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'.

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)

The surrounding area is predominantly residential in nature being characterised of natural stone-built properties. The applicant does own some buildings which are of typical agricultural design, however, these are set away from the public highway and are not readily visible. Other development/buildings found in the vicinity of the site are of simple timber construction.

The proposed building is to be constructed using Yorkshire boarding, with a natural stone plinth and a zinc cladded roof profile. The building will also be partially open sided to one side with roller shutter doors proposed to the other. Overall, largely by virtue of the roller shutter doors, the building has an industrial appearance that would appear anomalous and incongruous within the street scene of harm to the inherent character of the area.

Furthermore, the proposed building is substantial in scale measuring 24.4m by 14.3m (at its widest points) and comprising a 'T' shaped configuration. Given the siting of the building adjacent to the highway, paired with the substantial scale, the building would take a dominant position within the street scene detracting from the character of the adjacent barn and wider streetscene. As referenced earlier in the report, it is not considered that there is reasonable justification for a building of this scale, taking into consideration the size of the land parcel and associated farming operations.

It is recognised that there is an existing, dilapidated wooden building which is to be demolished to accommodate the proposal. However, this is not comparable in scale or design, with the application building being constructed in different materials and hosting a more industrial appearance.

There is a Grade II Listed Building approximately 40 metres from the site on the opposite side of Whins Lane. Given the separation distance and nature of the site, it is considered that the proposed building would have a neutral impact on the setting of this listed building.

The proposed building, by virtue of its scale, siting and industrial design would result in the introduction of an anomalous and dominant development within the street scene of harm to the character of the area and contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and Paragraph 135 of the NPPF.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

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

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 refusal.

RECOMMENDATION:

That planning consent be refused for the following reason(s).

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| 01: | The applicant has failed to demonstrate a justifiable need for the proposed agricultural storage building in association with the size of the land parcel in question and the agricultural activities in operation. As such, it is not considered that the development is reasonably necessary for the purposes of agriculture in this instance, and as such would be inappropriate development in a countryside location contrary to Policy DMG2 of the Ribble Valley Core Strategy. |
| 02: | The proposed building, by virtue of its scale, siting and industrial design would result in the introduction of an anomalous and dominant development within the street scene of harm to the character of the area and contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and Paragraph 135 of the NPPF. |