


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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	9/6/26	<b>Manager:</b>	LH	<b>Date:</b>	10/6/26
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<b>Application Ref:</b>	3/2026/0264			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	22/7/25	<b>Site Notice:</b>	1/5/26	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed erection of an agricultural livestock building.
<b>Site Address/Location:</b>	Land at Lower Standen Hey Farm, Whalley Road, Pendleton, BB7 1PP.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Pendleton Parish Council:</b>	Consulted 27/4/26 – no response received.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
On representation has been received in relation to the proposal with no objection to the proposed development, subject to the applicant's livestock being secured within the application site and surrounding land.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy          Key Statement DS2: Sustainable Development          Policy DMG1: General Considerations          Policy DMG2: Strategic Considerations          Policy DMG3: Transport &amp; Mobility</p> <p>National Planning Policy Framework (NPPF)</p>
<p><b>Relevant Planning History:</b></p> <p><b>3/2026/0322:</b>          Reserved Matters Application for appearance, landscaping, layout and scale for the erection of a farm worker's dwelling (self-build) (Ongoing)</p> <p><b>3/2025/0527:</b>          Outline application for the erection of a farm worker's dwelling (self-build) with access applied for (Approved)</p> <p><b>3/2019/1110:</b>          Proposed extension to existing steel portal framed agricultural building (Approved)</p> <p><b>3/2019/1109:</b></p>

Erection of an agricultural polytunnel (Approved)

**3/2009/0564:**

Proposed mixed use agricultural storage and livestock building (phase II) (Approved)

**3/2009/0563:**

Proposed mixed use agricultural storage and livestock building (phase I) (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to land situated on the Western outskirts of Pendleton to the West of Whalley Road. Access to the application site is from the North-east from Whalley Road via a single width access track which also serves as Public Right Of Way FP0332010. The application site comprises a parcel of land which currently contains a portal frame agricultural building, polytunnel, open sided timber frame storage building and static caravan. The South-eastern perimeter of the application site is bordered by an extensive tree line with the remainder of the site being surrounded by agricultural fields and an additional tree line to the North-west. The residential property of Long Acre lies approximately 50 metres away to the South of the site with an additional cluster of dwellings lying approximately 250 metres away to the South-west of the site. The wider surrounding area comprises a mixture of woodland, agricultural land and open countryside.

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

Planning consent is sought for an extension to an existing portal framed agricultural building to accommodate livestock.

**Principle of Development:**

The proposal site lies within the open countryside. 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.

In this instance, the application's supporting information states that the applicant's agricultural holding comprises 8 hectares of owned land and 105 hectares of rented land, all of which comprises grassland which accommodates between 120 and 150 head of beef cattle together with approximately 700 breeding ewes plus followers, tups and store lambs.

The application site's planning history shows both historic and recent planning consents for agricultural development within the site which have been implemented, with outline planning consent having also recently been granted for the construction of an agricultural workers dwelling within the confines of the application site. The application's supporting information states that the existing agricultural buildings within the application site are at full capacity which in turn poses potential issues of safety with regards to handling and manoeuvring suckler cattle. In light of this, it is stated that a new livestock building is required in order for the applicant to continue operating his suckler cattle enterprise in a safe way to a high welfare standard and to calve the cattle and expand this aspect of the farming enterprise. Consequently, it is considered that the proposed agricultural building would be a justifiable addition to the application site in the context of the applicant's existing agricultural operation in as much that the proposed development would support the applicant's livestock operations with regards to animal welfare and worker safety.

Accordingly, it is not considered that the proposed development would conflict with Policy DMG2 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.

In this instance, the proposed agricultural building would be located within an existing agricultural site approximately 90 metres away from the site’s nearest neighbouring receptor (Long Acre) and it is not anticipated that use of the proposed building for housing livestock would give rise to any discernible increase in noise, disturbances or odour emissions relative to those associated with the existing use of the site. As such, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and 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.’*

In this instance, the proposed agricultural building would be adjoined to the North-eastern side elevation of an existing portal framed agricultural building within the site, with the proposed building being smaller than the existing building with regards to both its footprint and height. Consequently, the proposed agricultural building would not read as an isolated or over dominant form of development when read in the context of the existing built form within the application site. Furthermore, the proposed extension would comprise a portal framed design detailed in concrete panels, Yorkshire boarding, grey fibre cement roofing sheets and translucent roof sheets, all of which would be in keeping with the design and external appearance of the existing agricultural building within the site and rural character of the surrounding landscape. Accordingly, the proposed agricultural building would read as a proportionate and congruent form of development that would appropriately assimilate with the existing built form within the application site and its wider open countryside setting.

Consequently, it is not considered that the proposed development would be harmful to the visual amenities of the area. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) of the NPPF and Policy DMG1 of the Core Strategy.

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

The proposed development has been subject to review by Lancashire County Council Highways who have raised no objections to the proposed development with respect to access, parking or general highway safety. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

**Landscape/Ecology:**

Protected Sites

Analysis shows that no SSSI sites fall within the 500 metre air pollution screening distance (as stipulated by Natural England) applicable to the footprint of the proposed livestock building (under 500m<sup>2</sup> floorspace). Consequently, the proposed development does not raise any concerns with regards to its impact upon protected sites of ecological interest.

BNG

A biodiversity net gain assessment has been provided in support of the proposal which shows that the land proposed to accommodate the proposed agricultural building previously comprised modified grassland which had subsequently been cleared in 2024. As such, it is stated that the submitted statutory biodiversity metric has been calculated based on the pre-degradation habitat type (modified grassland) with the habitat conditions calculated through the use of historic aerial imagery. These calculations show that the proposed development would result in a net loss of biodiversity to the site however a scheme of tree planting is proposed on grassland within the applicant's ownership which would deliver a post development net gain in biodiversity that would exceed the mandatory 10% requirement. As such, the statutory biodiversity gain plan condition has been imposed on this consent in order to secure a net gain in biodiversity for the site as detailed and to satisfy the BNG legislation.

**Other Matters:**

Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies sections of the application site's access track as being at risk of flooding from surface water however the identified extents of surface water flood risk lie within the nominal risk threshold (0.1 % / 1 in 1000 to 3.3 % / 1 in 30 annual flood risk probability) with analysis showing the identified extents of flood risk as being limited to small areas on the site's access track. Accordingly, the proposed development raises no significant concerns with respect to flood risk.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposed development would be utilised in relation to an existing agricultural operation and as such would be wholly compliant with the aims and objectives of Policy DMG2.

The proposed development would not be harmful to the amenity of any neighbouring residents, nor would the works proposed result in any harm to the visual amenities of the area. Furthermore, the proposal raises no issues with respect to impacts upon highway safety or the ecology of the area.

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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