

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	21/07/26	Manager:	LH	Date:	23/7/26

Application Ref:	3/2026/0270			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/06/26	Site Notice:	30/06/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed new LEV stack, 18 metres from ground floor level, for new resin oven in 2 shed.
Site Address/Location:	Unit 2, 2Shed, BAE Systems, Samlesbury Aerodrome, Myerscough Smithy Road, Balderstone, BB2 7LF.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
RVBC Environmental Health:	No objection.

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising concerns with respect to noise and pollution.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:	
Ribble Valley Core Strategy:	
Key Statement DS1:	Development Strategy
Key Statement DS2:	Sustainable Development
Key Statement EC1:	Business and Employment Development
Policy DMG1:	General Considerations
Policy DMG2:	Strategic Considerations
Policy DMB1:	Supporting Business Growth and the Local Economy
National Planning Policy Framework (NPPF)	
Relevant Planning History:	
3/2024/1002: Proposed new LEV stack, 18 metres from ground floor level, for new calibration machine in 2 shed (Approved).	
3/2018/0196: Air intake and exhaust stacks to be installed on roof of 2 shed (Approved).	

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application site relates to Unit 2, 2Shed located within the western extents of the BAE Systems Samlesbury Aerodrome facility on Myerscough Smithy Road, Balderstone. The building is large in size, measuring approximately 200m in length with numerous dual pitched roofs measuring more than 15m to the ridge. The building is set back approximately 55m from the A59, separated from the highway by a large car park and various plant machinery.

Proposed Development for which consent is sought:

The application seeks consent for the installation of a new LEV stack towards the south-western end of the building, measuring a maximum 18m in height from ground level.

Principle of Development:

The proposal comprises alterations to an existing unit within the BAE Systems Aerodrome facility. Having regard to the existing lawful use and character of the wider site, the principle of development is considered acceptable, subject to a satisfactory assessment of all other material planning considerations.

Impact upon Residential Amenity:

The nearest residential dwellings to the proposed development are the properties at Huntley Wood Farm, approximately 40m to the south.

In support of the application, noise details and an Odour Assessment have been submitted and subsequently reviewed by the Council's Environmental Health Officer. Following consideration of the submitted information, no objections have been raised in respect of noise or odour impacts at the nearest sensitive receptor.

Having regard to the nature of the proposed development, the separation distances involved, and the findings of the submitted technical assessments, it is considered that the proposal would not result in any unacceptable impacts upon the amenity of nearby residential occupiers. The development is therefore considered acceptable in relation to residential amenity.

Visual Amenity/ External Appearance:

The proposed stack would comprise a stainless-steel duct measuring approximately 18m in height from ground level and extending some 1.5m above the ridge of the existing unit. Given its location within the operational Aerodrome facility, the structure would be largely contained within the wider industrial setting and would be viewed in the context of existing buildings, plant and associated infrastructure across the site.

In view of the established industrial character of the Aerodrome and the limited prominence of the proposed stack in the wider landscape, the development is not considered to result in any significant adverse visual impacts. The proposal is therefore considered acceptable with regard to visual amenity.

Highways and Parking:

No highway safety constraints have been identified with respect to the proposed development.

Landscape/Ecology:

No ecological/ landscape constraints have been identified with regards to the proposal. The development would be exempt from the mandatory Biodiversity Net Gain requirements as it is subject to the de minimis exemption.

Observations/Consideration of Matters Raised/Conclusion:

As such, it is 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.
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