

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	15/09/2026	Manager:	LH	Date:	17/9/26
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Application Ref:	3/2026/0358			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/07/2026	Site Notice:	n/a	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed stables, tack room, land maintenance and equipment store.
Site Address/Location:	The Vines, Preston Road, Ribchester, PR3 3XL

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to a condition that the building is restricted to use by the applicant only.
RVBC Environmental Health Unit:	The EH Officer recommends conditions to ensure that no waste removed from the site is stored within 5m of the boundary with any residential property, no stables are used for commercial purposes and no horseboxes, trailers or other vehicles be kept on the land other than for the loading/unloading of horses. Other conditions are recommended including the control of noise/dust/fumes/vibration and the restriction of construction noise/deliveries.
Greater Manchester Ecology Unit:	No objection on ecology grounds. The Ecologist considers that the development could achieve an overall net gain in biodiversity on-site through new tree planting but nevertheless the tree planting should be secured by requiring a detailed landscape plan and landscape management plan by Condition. They also advise that a suitable area for disposal/storage of spoiled bedding is identified, to avoid any possibility of pollution of the nearby watercourse.

CONSULTATIONS:	Additional Representations.
No additional comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement DMI2: Transport Considerations
Key Statement EN4: Biodiversity and Geodiversity

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

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2023/0477

Retrospective application for extension and use of log cabin as holiday let with patio and additional structures including hot tub and pizza oven together with associated access track and parking.
Approved with Conditions

3/2017/0352

Application for a lawful development certificate for a proposal to make use of the existing garages and parking areas around the house to park up to a maximum of 3 private hire vehicles.
Refused

3/2013/0243

Proposed Garage
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site comprises an area of land associated with the residential property known as 'The Vines'. The site is located within the designation of 'Open Countryside', outside the settlement boundary of Ribchester and to the rear of an area of ribbon development of properties fronting Preston Road. The gradient of the site declines from the roadside, down towards Boyce's Brook to the rear of the site which is an ordinary watercourse. In addition, the site appears to have an existing access track from the site entrance, down towards the rear of the site to provide access to a holiday let granted under planning ref: 3/2023/0477 and also expending to the southeast, behind the rear boundaries of the adjacent neighbouring properties.

Proposed development for which consent is sought:

The proposed development is for the erection of a stable/storage building to provide storage for garden/agricultural equipment and stabling for goats owned by the applicant. The size of the building has been amended prior to the determination of the application following concerns raised in relation to its size and scale. The building would be sited 2m from the rear boundaries with the adjacent properties. In addition, the proposed building would now comprise two stables (3m wide) and two store rooms (4m wide). The height of the building has also been reduced to from 5m to 4.4m with an eaves height of 4m and the side external canopies have been removed. The side windows have also been removed so the building would now have a pitched roof with a front canopy and would be constructed of timber boarding with olive green profiled metal sheeting to the roof. Lastly, the number of rooflights has been reduced to two over the stables.

Principle of Development:

Policy S5 of the NPPF relates to development outside of a settlement boundary and states:

1. *Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:*
 - a. *Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement; The application site lies within the open countryside.*

It is considered that the proposal falls within the scope of outdoor recreation.

Policy DMG2 of the Ribble Valley Core Strategy allows for the provision of development outside the Borough's defined settlement areas subject to the following criteria:

1. *The development should be essential to the local economy or social well-being of the area.*
2. *The development is needed for the purposes of forestry or agriculture.*
3. *The development is for local needs housing which meets an identified need and is secured as such.*
4. *The development is for small scale tourism or recreational developments appropriate to a rural area.*
5. *The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
6. *The development is compatible with the enterprise zone designation.*

The application is supported by a planning statement and further information from the applicant who has confirmed that they own 11 goats which are now required to be housed during certain times within the site as the current stables elsewhere will soon not be available.

The applicant has confirmed the size requirements for the building and that the floorspace of the stables is in accordance with the recommendations outlined by the British Goat Society. The storage/tack room has now been scaled down to a more appropriate amount of floorspace.

Taking account of the above and following amendments to the size and scale of the building, it is considered that the proposed development would fall within the realm of a small-scale recreational development that would be appropriate to a rural area and as such would satisfy the requirements of criteria point 4 of Policy DMG2. The proposal is therefore considered to be acceptable in principle subject to a condition which restricts the use to a private recreation facility only, and subject to an assessment of additional material planning considerations.

Impact Upon Residential Amenity:

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

With regards to the NPPF, Policy P3 states that

1. *Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).*
2. *Within this context development proposals should:*
 - a. *Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;*
 - b. *Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);*
 - c. *Sustain and contribute to compliance with relevant limit values or national objectives and targets for air pollutants including PM2.5. Development proposals should take account of Air Quality Management Areas and be consistent with the objectives of relevant Air Quality Action Plans, Clean Air Plans and Local Air Quality Strategies;*
 - d. *Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);*
 - e. *Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature; and*
 - f. *Assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially in relation to sensitive water bodies such as chalk streams.*
3. *In applying this policy, it should be assumed, unless there is clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively, as set out in policy DM7. This means that it will be appropriate to take into account emissions limits set through those other regimes.*

With regards to the impact on neighbouring properties, the closest residential properties outside of the applicant's ownership are 'Five Oaks', 'High Field' and 'Eversley' which are located over 70m from the proposed building.

As such, the proposed buildings are not considered to result in any detrimental loss of light or overshadowing. Any overlooking would also not be significantly greater than existing. The height of the buildings is not considered to be excessive as to warrant refusal under the grounds of being adversely overbearing on the occupiers of the neighbouring properties as the land slopes down from Preston Road to the rear of the gardens and the building would be sited on lower land than the properties themselves.

The Environmental Health Officer has requested a number of conditions. These include, conditions to ensure no waste that is removed from the stables shall be stored within 5 metres of the boundary with any residential property, no use associated with a livery business, riding school or other business purposes, no storage of horseboxes/trailers being kept on the land other than for the loading/unloading of horses and other conditions relating to the control of noise/dust/fumes/vibration and restricting construction times/deliveries.

Conditions for the storage of manure can be secured by way of planning condition. It would be reasonable to restrict the building as a private stables associated with the main property known as 'The Vines'. Whilst the building is not proposed to be used for the stabling of horses, the proposed stable could be used for horses in the future.

Subject to conditions restricting the use of the building and construction/delivery hours, the proposal is not considered to adversely affect the amenity of neighbouring residential properties.

Visual Amenity/External Appearance:

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.'

Policy DMG2 also states that:

'Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build'.

The building has been reduced in its size and scale and now is more simplistic in its appearance. The building would not be highly visible from the public realm. There may be some glimpses of the building from the public footpath which runs to the east of the building however due to the land level changes, the building would be read in the context of other built form. The materials are considered to be acceptable comprising of timber boarding and green profiled sheet cladding and this could be secured by way of planning condition.

As such, on balance, the proposal is considered to be acceptable and would not result in harm to the character and appearance of the surrounding area in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

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

In addition, Policy DMG1 states that all 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 LHA have been consulted on the proposal and have raised no highway safety issues. However, they have recommended for the imposition of a condition to restrict usage of the stable building to private use.

On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policies DMG1 and DMG3 of the Core Strategy.

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 within influencing distance and could also include other relevant information such as stem diameter and crown spread'.

The proposed site plan shows that the stable building would be sited adjacent to existing trees and vegetation but outside of the tree crowns. As such, it is not considered that the development would adversely affect the adjacent trees.

Policy DME3 of the Ribble Valley Core Strategy also states that:

'Development proposals that are likely to adversely affect the following.... 'Wildlife species protected by law' will not be granted planning permission. exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection'.

The ecologist at Greater Manchester Ecology Unit has provided comments on the scheme and raise no objection on ecology grounds. They consider that a suitable area for disposal/storage of spoiled bedding is identified, to avoid any possibility of pollution of the nearby watercourse. This can be secured by way of planning condition prior to the first use of the building, given the extent of land within the applicants ownership which could be used.

It would also be reasonable to ensure any details of lighting is submitted to and approved in writing by the Local Planning Authority prior to its installation to ensure it would not harm protected species.

With regards to Biodiversity Net-Gain, the location plan has been amended prior to the determination of this application so that it matches the BNG plans. The Ecologist at Greater Manchester Ecology Unit considers that the development could achieve an overall net gain in biodiversity on-site through new tree planting. The on-site habitat creation is not significant, but nevertheless the tree planting should be secured by requiring a detailed landscape plan and landscape management plan by condition.

With regards to Flood Risk, Policy DME6 states that:

'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- 1. preventing pollution of surface and / or groundwater*
- 2. reducing water consumption*
- 3. reducing the risk of surface water flooding (for example the use of sustainable drainage systems (SuDS))*

As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. the use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact'.

Whilst the proposed building would be located just outside of the flood zone and an area at risk of surface water flooding, the application is supported by a drainage strategy and plan which outlines that no additional hardstanding is proposed and drainage would be provided through the use of a soakaway and a controlled discharge to the local watercourse as identified on the site plans. The rate and volume of discharge would be minimal given the size of the development. The drainage report states that the online Soilscales viewer has identified that the geology encountered will be permeable seasonally wet slightly base-rich sandy conditions suitable for the soakaway option for surface water drainage. Based upon the ground conditions identified, infiltration is suitable for this location and would provide a viable drainage solution for surface water run off generated by the site.

As such, the proposal is considered to accord 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.
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