

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	30/07/2026	Manager:	LH	Date:	4.8.26
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Application Ref:	3/2026/0437			 Ribble Valley Borough Council www.ribblevalley.gov.uk APPROVAL
Date Inspected:	03/06/2026	Site Notice:	03/06/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				

Development Description:	Proposed extension to existing cow cubicle
Site Address/Location:	Bolton Fold Farm Alston Lane Longridge Preston PR3 3BN

CONSULTATIONS:	Parish/Town Council
Longridge Town Council:	Request what type of cladding is proposed and RVBC should ensure the cladding meets the latest safety standards/regulations

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	The Local Highway Authority has no objection to the proposal. No conditions are recommended.
LCC Footpaths:	Comments have been made from Public Rights of Way (PROW) at LCC noting that FP0302069 runs through the farm and buildings have been constructed over the public footpath. They advise the applicant that they may be to consider pursuing a Public Path Order under the provisions of Highways Act 1980 Section 119. Other comments have been made regarding obstructing the PROW, ground level changes/drainage, temporary closure of PROW, diversion of PROW and publication of the application.
RVBC Environmental Health:	The Environmental Health Officer does not object to the development subject to a lighting scheme being secured by condition. Noise condition is not required for the site being used as B8 storage.
RVBC Countryside:	The building is unlikely to house bats.
Health & Safety Executive:	HSE does not advise, on safety grounds, against the granting of planning permission

CONSULTATIONS:	Additional Representations.
One objection has been received raising the following concerns: - There is insufficient slurry storage capacity. The applicant has failed to provide a sufficient Slurry Management Plan - Concerns regarding water pollution from runoff - Concerns regarding odour	

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

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport And Mobility
Policy DMB1: Supporting Business Growth & the Local Economy
Policy DME2: Landscape And Townscape Protection

National Planning Policy Framework (NPPF)

Adopted Longridge Neighbourhood Development Plan:

Policy LNDP3: Longridge Design Principles

Relevant Planning History:

3/2026/0457

Proposed erection of additional cow cubicle
Pending Consideration

3/2026/0437

Approval of details reserved by conditions 3 (materials), 5 (ecology mitigation), 6 (ground and floor levels), 7 (Construction Management Plan), 8 (land contamination Investigation), 9 (details of solar panels), 11 (wheel washing facilities) and 19 (external lighting) of planning permission 3/2025/0930.
Pending Consideration

3/2025/0930

Proposed erection of 2 no. self-build agricultural workers dwellings with access and parking.
Approved with Conditions

3/2025/0141

Regularisation of erection of three commercial buildings (10 commercial units Use Class B2, B8 and sui generis) and associated works.
Refused

3/2025/0031

Approval of details reserved by conditions 3 (external materials), 4 (construction management plan) and 7 (landscaping scheme) on planning permission 3/2024/0618.
Conditions Partially Discharged

3/2024/1029

Proposed construction of two agricultural workers dwellings with access and parking.
Refused

3/2024/0618

Proposed change of use of a building and yard from agricultural to industrial storage and hardstanding.
Replacement of existing walls and roof with new cladding and new roller shutter doors.
Approved with Conditions

3/2024/0199

Prior notification of a roof over an existing agricultural block waste building.

Permission not required

3/2024/0055

Prior approval of a roof over an existing slurry store.

Permission not required

3/2023/0650

Erection of new agricultural building for cow cubicle.

Approved with Conditions

3/2023/0206

Proposed single storey side extension.

Approved with Conditions

3/2022/0208

Proposed new buildings Unit 1 and Unit 3 to provide storage of animal feed to include hay/straw and machinery.

Permission Required

3/2022/0094

Proposed new buildings Unit 1 and Unit 3 to provide storage of animal feed to include hay/straw and machinery.

Refused

3/2021/0090

Proposed new building to provide storage of animal feed to include hay/straw and also machinery storage.

Permission not required

3/2016/1084

Phase 2 additional cattle housing building. (Resubmission of application 3/2015/0621).

Approved with Conditions

3/2016/0896

Phase 2 extension of roof covering and walls to existing earth banked silo pit.

Approved with Conditions

3/2016/1083

Phase 1 extension to existing cattle housing and reconfiguration of orientation of existing building. Resubmission of planning application 3/2015/0616.

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site forms part of Bolton Fold Farm which is a farmstead to the southern end of Longridge. The wider site comprises a farmhouse property and a number of agricultural buildings. The site is located just outside of the settlement boundary within the open countryside and is accessed off the B6243. The immediate vicinity of the farm is semi-rural in character with a number of residential dwellings to the west of the farm, as well as a restaurant.

Proposed Development for which consent is sought:

The proposed development is for an extension to an existing cow cubicle to the northern part of the farm. The extension would have a length of approximately 66.8m, a depth of approximately 8.14m, an eaves height of approximately 3.95m and a total height of approximately 5.29. The extension would extend beyond the northern elevation of an existing building and would have materials to match, which include concrete panels and York boarding to the walls, profiled cement boards to the roof with rooflights. Hardstanding is also proposed around the building which would extend the full length of the building and would have a width of approximately 1.5m.

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 application has been supported by a Planning Statement which states that the site is an active farm with a large number of livestock. The proposal forms part of the ongoing development of the farming business and has been designed to support the operational requirements of the holding. The proposed lean-to extension is to the side of an existing cow cubicle and its size has been determined due to constraints of the height and width due to high pressure gas mains locations. The statement confirms that the extension is required in order to facilitate the need to house the livestock at their farm base (Bolton Fold Farm) rather than them being loaned out to other farmers and keep the livestock on-site. The extension in this location would allow immediate access to livestock, buildings and agricultural operations and locating the development elsewhere would significantly reduce operational efficiency and would fail to meet the functional needs of the holding.

Given the presence of existing agricultural activities on the site and the need to extend existing facilities in order to keep the cattle at the farm rather than rent out to other farms, the development is considered to be reasonably necessary for the purposes of agriculture.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- ‘1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible’*

The closest residential properties to the proposed development extension to the existing cow shed are ‘The Courtyard’, ‘1 Bolton Fold Cottages’ and ‘240 Preston Road’. The Environmental Health Officer has provided comments on the scheme and notwithstanding the concerns raised from an objection from a nearby residential occupier, they raise no comments from a waste perspective.

With regards to lighting, they consider that any lighting needs to be in accordance with the Institute of lighting professionals’ guidance on the reduction of Obtrusive light 2021. Light pollution should be assessed in the vertical plane under the guidance to prevent a light issue at the nearest residential premises. Using this guidance the zone of the area will be classified in the document as “Suburban E2”. As such, any light should not exceed ‘E2’ classification in this document.

Whilst the application does not specifically refer to any lighting as part of the scheme, a condition should be added to any grant of permission to ensure that the installation of external lighting meets the above requirements.

Visual Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that:

- 1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in context toolkit).*
- 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*

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’.

With regards to the neighbourhood plan policies, Policy LNDP3 states that:

‘All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings’.

The proposed extension would match the existing agricultural building with regards to its external materials and would utilise York boarding to the walls which is a typical material used for agricultural buildings. The proposed extension would extend to a similar length as the existing building and would be set down from the main roof ridge. In addition, the concrete apron is not extensive, at a depth of 1.5m which is considered appropriate in size and scale, in relation to the building and would not result in an extensive urbanisation of the area.

The proposed extension would likely be visible from the Public Right of Way FP0302068 which runs through the farmstead and up to the Northeast of the site towards Alston Reservoir Number 1. The extension would also likely be visible from Preston Road to the Northwest of the site. However, the extension would be read in the context of a number of large agricultural buildings, with matching materials to its surroundings.

The building would also be partially screened from the proposed BNG planting which includes the planting of 10 no. individual rural trees, which once established, would help provide an element of screening.

Taking into account all of the above, the proposal is considered to accord with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and Policy LNDP3 of the Longridge Neighbourhood Plan.

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 Local Highway Authority has been consulted on the application and raise no objections to the planning application. They note that the development would utilise the existing access and no further alterations to the access are proposed and the proposal is not expected to result in an increase in traffic generation and would not have an adverse impact on the highway network or highway safety.

As such, the proposal is considered to comply with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

With regards to Biodiversity Net-Gain (BNG), the proposed development would result in the loss of 0.11 units of on-site habitat. In order to meet the 10% minimum requirement for BNG, the proposal includes the planting of 10 individual trees and the submitted BNG Assessment confirms that this would result in a net gain of approximately 12.13%. The report also recommends that an adequate management plan is to be written, which could be secured by way of planning condition.

Other Matters:

It is noted the application site lies within a consultation zone for a Major Gas Pipelines. On further consultation, HSE have identified that they Do Not Advise Against the granting of planning permission.

There has been concerns raised from the occupier of a nearby residential property raising concerns regarding the potential lack of slurry storage capacity that would arise from the increase in animal numbers at the farm. However, it should be noted that slurry capacity is dealt with under separate legislation to the planning system and would not materially impact on this application. If the development were to increase animal numbers, the applicant would need to satisfy themselves that there is sufficient slurry storage capacity and apply for additional storage facilities under a separate planning application.

Observations/Consideration of Matters Raised/Conclusion:

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval subject to conditions.

RECOMMENDATION:	That planning consent be granted subject to conditions.
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