

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	23/7/26	Manager:	LH	Date:	24/7/26
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Application Ref:	3/2026/0384			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	~	Site Notice:	4/6/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed livestock accommodation building.
Site Address/Location:	Gregsons Farm, Settle Road, Newsholme, BB7 4JF.

CONSULTATIONS:	Parish/Town Council
Newsholme and Paythorne Parish Meeting:	Consulted 3/6/26 – no response received.

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

Natural England:	No objections raised subject to adherence with standing advice.
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CONSULTATIONS:	Additional Representations.
None.	

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

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN5: Heritage Assets
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site And Species Protection And Conservation
Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2025/0608:**

Prior notification for proposed new agricultural storage building under Part 6 Class A of the GDPO (Permission Not Required)

3/2024/0298:

Prior notification for covered cattle handling and collecting yard including concreting of associated external yard areas (Permission Not Required)

3/2016/0531:

Retention and extension of unauthorised agricultural access track (Refused)

3/2016/0180:

Variation of Condition 7 (slurry lagoon use and storage restrictions) of planning permission 3/2014/0763 (Approved)

3/2014/0763:

Engineering operations to form earth banked slurry lagoon (Approved)

3/2012/0030:

Roof over existing silage clamp - phase 1 of a phase 2 application (Approved)

3/2012/0029:

Roof over existing silage clamp phase 2 of a 2 phase application (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to farmstead located in Newsholme. Access to the application site is from Settle Road with the application site accommodating a cluster of portal farmed agricultural buildings. The application site occupies a rural setting with the area surrounding the site comprising a mixture of agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a portal framed 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 175 hectares (432.43 acres) of grassland with the farm business operating a flying dairy herd that are grazed during summer months (weather permitting) and housed for the remainder of the year. In conjunction with this the business carries store lambs of which the numbers fluctuate throughout the year and typically ranges between 300-1,500 store lambs. The farm currently milks 180 dairy cows and has approximately 50 dry cows. In addition, the application site's planning history shows both historic and recent planning consents for agricultural development within the site. The application's supporting information states that the need for the development relates to a requirement to relocate the applicant's dairy replacements to within the application site and in light of the fact that the applicant's dairy herd is currently housed in dated facilities with cubicles that are too small and passages that are too narrow. In light of this, it is stated that relocating the dairy herd into the proposed livestock building will improve the performance of the dairy herd, with this move also then allowing the applicant's dairy replacements to relocate to the application site within the older dairy buildings which would be adequate for accommodating the dairy replacements as these are smaller animals and are not lactating. 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 livestock consolidation.

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 150 metres away from the site's nearest neighbouring receptors (Stankas Hall Farm, Harpers Farm and Denholme Farm) 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.'

With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

In this instance, the proposed agricultural building would be a sizeable addition to the application site with regards to its footprint however the proposed building would be located between existing farm buildings within the site and would comprise a similar size to the existing buildings within the farmstead with regards to 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. In addition, the proposed livestock building would comprise a portal framed

design detailed in concrete panels, Yorkshire boarding and grey fibre cement roofing sheets all of which would be in keeping with the design and external appearance of the existing agricultural buildings 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. Furthermore, the proposed building would be set well back (approximately 130 metres) from the public realm on Settle Road with existing tree cover along the South-eastern side of Settle Road providing screening to the area proposed for development. As such, the visual impact of the proposal would be minimal with the proposed development not being directly read in the context of the Grade II Listed Buildings Stankas Hall Farmhouse, Harpers Farmhouse or Denholme Farmhouse.

Consequently, it is not considered that the proposed development would be harmful to the visual amenities of the area or setting of the aforementioned heritage assets. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 the manure store component of the proposed extension would be sited within Impact Risk Zones pertaining to numerous protected sites. The ecological interest features of these sites may be sensitive to impacts from aerial pollutants which may be emitted from the proposed development therefore consultation has been undertaken with Natural England who have advised for an assessment of air quality impacts arising from the proposed development in line with their standing advice. A SCAIL assessment (Agriculture) has been provided in support of the application which shows that the proposed development would have no significant effects upon protected sites. In light of these findings, 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 application. The submitted Biodiversity Net Gain Assessment shows that the proposed development would deliver a net gain in biodiversity to the application site in excess of the statutory 10% requirement (12.54% in this case) through on-site enhancements. As such, the proposed development satisfies the statutory requirements with respect to biodiversity net gain.

Other Matters:

Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies a portion of the application site's access track and the site's farmyard area 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 no risk of surface water flooding to the area designated for the proposed livestock building. Furthermore, no works are proposed to the site's access track or farmyard area as part of the proposed development. 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 have any undue impact upon the amenity of any neighbouring residents or future occupants of the development, nor is it considered that the development proposed would be harmful to the visual amenities of the area or setting of the Grade II Listed Buildings Stankas Hall Farmhouse, Harpers Farmhouse or Denholme Farmhouse. Furthermore, no concerns are raised with respect to impacts upon highway safety, flood risk 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.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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