

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	02/09/2026	Manager:	LH	Date:	4/9/26

Application Ref:	3/2026/0457			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/07/2026	Site Notice:	29/07/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of additional 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.
Health & Safety Executive:	HSE does not advise, on safety grounds, against the granting of planning permission
RVBC Environmental Health Officer:	The EH Officer raises no objections subject to conditions.
CONSULTATIONS:	Additional Representations.
No additional representations 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 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:

3/2026/0359

Proposed extension to existing cow cubicle
Approved with Conditions

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.
Approved with Conditions

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 the construction of a new agricultural building to house livestock. The building would be located to the far eastern side of the farm, in an existing agricultural field. It should also be noted that a gas pipeline runs northwest to southeast to the far eastern side of the site, which has determined the location of choice for the proposed barn. There is an existing agricultural track which runs eastern through the site and the building would be accessed off the existing track.

The livestock building would have a length of approximately 91m, a depth of just over 10 and would have a mono-pitched roof with an eaves height of approximately 6.6m and an eaves height of approximately 4.2m, with an eaves overhang. The building would be constructed of concrete panels and York boarding to the walls, profiled sheet cladding to the roof.

It should be noted that the submitted BNG plan shows an area of hardstanding which was not originally provided on the proposed site plan. This has now been updated accordingly. Prior to determination, the red line boundary has also been slightly updated to correct an error relating to Biodiversity Net Gain planting.

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 building 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 planning statement also considers that its location within the farmstead allows 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’*

Policy P3 of the NPPF also states:

Policy P3 of the NPPF 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.*

The closest residential property to the proposed building is 'Pinfold Farm' which is located over 250m from the site.

The Environmental Health Officer has provided comments on the scheme and 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.

Other conditions are recommended in relation to restricting construction and delivery hours and the control of dust/fumes/vibration/fumes (the latter of which would not meet the tests).

The application has also been supported by an odour assessment which confirms that whilst the proposal would result in a minor adverse impact, this is not considered to be significant with regards to the Institute of Air Quality Management and the agricultural activities at Bolton Fold Farm are therefore unlikely to give rise to unacceptable odour impacts on surrounding receptors and are considered acceptable from an odour amenity perspective.

As such, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy and Policy P3 of the NPPF.

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 on 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 agricultural building would be sited approximately 63m to the east of the existing farmstead. The siting of the building is constrained due to the presence of the existing gas pipeline and therefore the siting cannot be located immediately to the north and east of existing buildings. Whilst the proposed development would result in some urbanising impact and encroachment within the open countryside, the building has been justified with regards to the agricultural need and it would not be reasonable to site the building elsewhere within the farmstead due to the presence of the gas pipeline. The Council are satisfied that the proposed building and associated hardstanding would be an acceptable size, scale and design with a height of 6.6m and an eaves height of 3.8m, remaining open fronted to the front elevation.

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'.

Policy TR3 of the NPPF:

Any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach.

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 rural trees and a total of 0.1456ha of modified grassland to provide a net-gain of approximately 11.29% which would be acceptable.

Other Matters:

It is noted the application site lies within a consultation zone for a Major Gas Pipelines. The proposed hardstanding does appear to be within the outer buffer zone however on further consultation, HSE have identified that they Do Not Advise Against the granting of planning permission.

The site is at risk of surface water flooding however the flood risk assessment identifies that the site would be suitable subject to a drainage strategy which can be secured by way of planning condition.

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.