


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	18/06/2025	Manager:	LH	Date:	19/6/25
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Application Ref:		3/2025/0445		 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	MC				
DELEGATED ITEM FILE REPORT:				Decision	PRIOR APPROVAL REQUIRED

Development Description:	Prior approval of a proposed road for agricultural access to the farm.
Site Address/Location:	Black Moss Farm, Elmridge Lane, Chipping, PR3 2NY

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018

Relevant Planning History:**3/2025/0943**

Proposed erection of eight new agricultural buildings for dairy cattle and associated infrastructure to include: 1 x covered midden, 2 x plant rooms, 1 x cattle sheds with robotic milking machines, 1 x calving shed, extension to existing calving shed, 1 x 1.5 storey staff room/office and erection of wash down area/fuel storage bay. Creation of hard standing, installation of 3 x silo's, and installation of Sustainable Drainage Systems.

Refused

3/2024/0942

Proposed conversion of two stone barns to create three holiday cottages with associated curtilages. Erection of fencing and pedestrian gate

Refused

3/2024/0941

Proposed demolition of existing single storey front extension and erection of two storey side extension and pitched roof front canopy. Alterations to existing window openings and doors. Insertion of new windows to flank elevations. Replacement of stonework to external walls and erection of new chimney and flue. Erection of entrance gates and fencing.

Approved with Conditions

3/2024/0145

Approval of details reserved by conditions 4 (scheme to cover slurry tank), 5 (SW drainage strategy), 6 (construction SW management plan), 7 (site-specific verification report pertaining to SW sustainable drainage system), 8 (landscaping) and 9 (solar panel details) of planning permission 3/2023/0465.
Approved with Conditions

3/2023/0465

Erection of one new dairy cattle building with underground slurry tanks, associated hard standing and solar panels to south facing roofscape, removal of redundant metal ring slurry store and erection of two concrete slurry tanks with canopies.
Approved with Conditions

3/2022/0928:

Prior notification for a proposed new agricultural building for livestock
Permission Not Required

3/2016/0414:

Micro scale, slurry only anaerobic digester
Approved with Conditions

3/2013/0961

Steel portal building to house livestock and to store machinery
Permission Required

3/2009/0782:

Steel framed agricultural storage building
Approved with Conditions

3/2009/0225:

To change the use of 4.5 acres of woodland situated on the edge of a farm, into an outdoor laser tag site. There will no buildings erected or alteration to the woodland
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to an agricultural field Black Moss Farm which is accessed from an unclassified road from Elmridge Lane. The area is predominantly rural located between the settlements of Longridge and Chipping and the site is located within the with Forest of Bowland National Landscape (formerly known as the Area of Outstanding Natural Beauty).

Proposed Development for which consent is sought:

Prior approval of a proposed road for agricultural access to the farm.

Whether or not permitted development

The scheme must satisfy a number of criteria as set out under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018).

The first of those requirements is that the development must be 'carried out on an agricultural unit of 5 hectares or more' and be 'reasonably necessary for the purposes of agriculture within that unit'.

The submitted application form states that the agricultural holding is 140.8 square metres in area and is a working dairy farm.

To qualify as 'Agricultural land' the land must be used in agriculture for the purposes of a trade or business. The application form states that the farm has been used for the purposes of a trade or business for 200 years. The Planning Officer has also visited the site for previous planning application and the Council are aware that the site is working dairy farm. As such, the Council is satisfied that the development would be carried out on 'agricultural land' for the purposes of this assessment.

The supporting statement outlines two reasons of justification for the new agricultural access. The first reason is that the nature of livestock and grassland farming requires many heavy-duty vehicles and cattle to travel to and from the land to the main farmstead. The applicant considers that a new farm track would reduce soil compaction and erosion cause by livestock and machinery and would help reduce channelling of surface water runoff and the risk of sediment and other pollutants entering a watercourse. Whilst this is acknowledged, it is not determinative for applications under Part 6 and instead, the key consideration is whether the development is 'reasonably necessary for the purposes of agriculture' within the unit.

The second justification is that the access track would be used for agricultural purposes, enabling heavy duty farming vehicles to access the land for purposes of cultivation, livestock management and harvesting as well as cattle tracks. The applicant considers that the new agricultural track would remove all farm traffic from the area where the dwellings are located, and which is restrictive due to existing buildings and congestion with resident and staff parking.

Again, whilst there may be benefit of creating a separate agricultural track to reduce the congestion on the existing residential track, no information has been submitted regarding the level of agricultural activities that take place at the site to justify the provision of an additional access track in the proposed location and as such, it has not been demonstrated within the application, why the new access track is required for agricultural purposes, when the site already has an existing agricultural access which has been in situ for a number of years.

Therefore, the proposed development would fail to comply with Schedule 2, Part 6, Class A of the GPDO.

Having regard to criteria a) – k), development is not permitted by Class A if –

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The submitted application form states that the area of the parcel of land where the development is to be located is greater than 1 hectare.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

No development under Class Q or S has been carried out in the last 10 years.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal does not consist of the erection, extension or alteration of a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposal would comprise an agricultural track facilitate an existing agricultural operation.

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The proposed works would not include any of the above.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The proposal is not within 3km of an aerodrome.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The proposal is for a flat track and as such, would not exceed 12m in height.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed development would not be within 25 metres of a metalled part of a trunk road or classified road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposal would not include the erection or construction of, or the carrying out of any works to a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposal would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

The proposal would not involve the construction of a building or be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

The proposal satisfies criteria a) – k) and is therefore defined as permitted development.

Whether or not prior approval is needed

In accordance with condition A2 (2) (i) the Local Authority must determine whether prior approval is required as to the siting and means of construction:

Siting – The site is located within the Forest of Bowland National Landscape and there is a Public Right of Way (FP0312038) which runs up along the existing access track and passes between the existing residential properties and barns within the wider farm site. As such, the creation of a new access track would be located in a prominent position and would be visible from the Public Footpath. It is considered that the provision of an additional agricultural track in this location, would be harmful to the visual amenities of the area and the Forest of Bowland National Landscape by reason of its cumulative urbanising impact.

As such Prior approval is required and refused in terms of siting.

Means of construction

The proposed track would be constructed from a grey compacted hardcore which is typical for a track of this nature. The design and appearance of the track is therefore considered to be suitable.

As such Prior approval is not required in terms of means of construction.

Observations/Consideration of Matters Raised/Conclusion:

The proposal complies with all the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015; however, it has been determined that prior approval is required and refused in respect to siting for the reasons stated above.

RECOMMENDATION:

Prior Approval Refused.