

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	16/09/25	Manager:	LH	Date:	18/9/25
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Application Ref:		3/2025/0670		 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	LW				
DELEGATED ITEM FILE REPORT:				Decision	PERMISSION NOT REQUIRED

Development Description:	Prior notification for an agricultural track 42m long x 2.75m wide under Part 6 Class A of the GPDO.
Site Address/Location:	Land off Osbaldeston Lane, Osbaldeston, BB2 7LZ.

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:
No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to an open field accessed off Osbaldeston Lane. The site to which the proposal relates is located within the Open Countryside and a Public Right of Way passes through the site.
Proposed Development for which consent is sought:
The application seeks a determination as to whether the prior approval of the Local Planning Authority is required for the construction of an agricultural track measuring 48m in length and 2.75m in width. The proposed track would be constructed from grey crushed limestone.
<u>Whether or not permitted development</u>
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'. To qualify as an 'agricultural unit' the land must be used in agriculture for the purposes of a trade or business.

The submitted supporting information states that the applicant's agricultural holding is 12.13 hectares in area which supports a farming business comprising a flock of sheep and cattle young stock of various ages. It is also stated that the business makes haylage bales for feeding the youngstock in the autumn and the flock of sheep during the mid-winter grazing period.

The information goes on to states that the proposal is for an agricultural track to service the grassland which provides grazing for the sheep and cattle. The track is required to work with the natural outdoor grazing of cattle throughout summer and with careful management using buffer feeding, on the higher and drier south-eastern part of the land, with two ring feeders and troughs during autumn months before they are old enough to be sold. The sheep are fed with two racks and a number of troughs throughout the winter. During these times, it is stated that the ground is easily poached and safe vehicular access, including access with a tractor, is necessary for additional field feeding and retrieving fodder. It is also stated that access to the grassland, stored fodder and livestock pen is required at all times.

Accordingly, the proposed development would be carried out on agricultural land and is considered to be reasonably necessary for the purposes of agriculture in this instance.

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 development would be carried out on the main parcel of land associated with the holding which is greater than 1 hectare in area.

(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 on this site has been carried out under Class Q or S of this Schedule.

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

The development does not include any work in relation to a dwellinghouse.

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

The proposal is for the construction of an agricultural track.

(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 would exceed 1000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

N/A

(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 relates to a flat agricultural track.

(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 25m 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 does relate to a building, structure or excavation 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(3) 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 to be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

The proposal satisfies all 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 of the proposal.

Siting

The proposal would be located off an existing private access track and partially along an existing Public Right of Way which runs through the landholding. Despite this, given the unobtrusive flat nature of the proposal, it is not considered that the proposed siting would result in any significant adverse impact upon the existing visual amenities of the surrounding landscape.

It is noted that the track would be located within close proximity to a number of trees, however given the nature of the proposal, it is not anticipated that any significant direct harm would be resultant.

As such Prior approval is not required in terms of siting.

Means of Construction

The proposal would be constructed from a crushed limestone sub-base and finished with a compacted fine grade top layer which is typical for an agricultural track of this nature.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal satisfies all the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore defined as permitted development. The siting and means of construction are also considered to be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.