

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	21/10/2025	Manager:	LH	Date:	21/10/25

Application Ref:	3/2025/0771			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	EP				
DELEGATED ITEM FILE REPORT:					
				Decision	APPROVAL

Development Description:	Prior notification for proposed compacted stone and hardcore forestry access track 3.5m wide and 340m long under Part 6 Class E of the GDPO.
Site Address/Location:	Spire Farm Cow Ark Road Newton Clitheroe BB7 3DH.

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 E of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018
Relevant Planning History:
No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to a parcel of land associated with Spire Farm, Newton. The application site falls within the designated National Landscape and the Grade II listed Browsholme Spire adjoins the southwest end of the farmhouse.
Proposed Development for which consent is sought:
The application seeks to confirm whether the proposed forestry track falls under the realm permitted development and whether prior approval is required.
<u>Whether or not permitted development</u>
The scheme must satisfy a number of criteria as set out under Class E of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018).

E. The carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of—

- (a) works for the erection, extension or alteration of a building;
- (b) the formation, alteration or maintenance of private ways;
- (c) operations on that land, or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways;
- (d) other operations (not including engineering or mining operations).

The application is for the formation of a new track to serve the new plantation of 35,000 trees proposed as part of a grant from the forestry commission. The track will allow for sufficient planting and on-going maintenance of the forest and therefore complies with the above accordingly.

E.1 Development is not permitted by Class E if—

- (a) it would consist of or include the provision or alteration of a dwelling;

The proposed development does not consist of the alteration of a dwelling.

- (b) the height of any building or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres in height;

The proposal is for a flat unobtrusive track.

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

The development is not within 25 metres of a classified road.

- (d) any building for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land which is occupied together with that building for the purposes of forestry

The proposal is not for the rection of a building for the purposes of storing waste from a biomass boiler.

The proposal meets criteria (a) – (d) to be classed as permitted development.

Whether or not prior approval is needed

In accordance with condition E.2 (1) (a) the Local Authority must determine whether prior approval is required as to the siting and means of construction for the private way.

Siting

The majority of the proposed track would pass through existing agricultural access fields and field gateways adjoining an existing track and, given the unobtrusive flat nature of the proposal; it is not considered that its proposed siting would have any significant adverse impact upon the visual amenities of the surrounding area.

The proposed development is a sufficient distance from the Grade II Listed Spire adjoining the farmhouse, and given the existing nature of the development at the site, is not considered to be of harm to the heritage asset or its setting.

As such prior approval is required and approved in terms of siting.

Means of construction

The private way is to be constructed using dark grey compacted stone and hardcore which is commonly utilised for private agricultural ways and would appear in keeping with the surrounding area.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal does meet all of the criteria set out within Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) Order 2015 and the siting and construction would be acceptable for the reasons given above.

RECOMMENDATION:

Prior Approval Required and Approved.