


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	24/03/2026	Manager:	LH	Date:	26/3/26
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Application Ref:	3/2026/0180			 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 a proposed agricultural track (680m long x 3m wide) under Part 6 Class A of the GDPO.
Site Address/Location:	Little Mearley Hall Worston Clitheroe BB7 1QA.

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:
2021/0257: Prior notification for two hardcore tracks each measuring 220m in length by 4m in width.
2020/0613: New dairy building and associated hardstanding.
2020/0207: Proposed demolition of concrete block and partially traditional stone agricultural building.
2020/0170: Proposed concreting to renew existing hardstanding area and concreting to accommodate an uncovered silage clamp
2015/0712: Prior notification of formation of two livestock tracks.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to an established farmstead in Worston within the designated National Landscape. The application site lays approximately 1.6km west of Worston. The area is predominantly agricultural in nature with the occasional farmstead and dwelling.

Proposed Development for which consent is sought:

This application seeks a determination as to whether the Council's prior approval of details will be required for the renovation and extension of an agricultural track.

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'. To qualify as an 'agricultural unit' the land must be used in agriculture for the purposes of a trade or business.

The agricultural holding is 230 hectares in area with the applicants owning 160 dairy cows. The farmstead is established, with a number of agricultural buildings on site and substantial agricultural planning history. As such, the site is considered to qualify as agricultural unit. The proposed agricultural track would be used for the movement of livestock from the yard to grazing land. This will prevent poaching of the land and prevent contamination of watercourses. The development is therefore considered reasonably necessary for the purposes of agriculture. Accordingly, the proposed development 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 a land parcel 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 has been carried out under class Q or S in the last 10 years.

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

The development does not consist of the erection or extension of a dwelling.

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

The building is designed for the purposes of agriculture as outlined above.

(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;

The proposal is not for any works or structure for accommodating livestock or a building erected or extended.

(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 proposed building 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 development is for a flat track.

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

The development is not within 25 metres of a trunk 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 is not for the erection or construction of a building.

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

The development is not connected to 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 development does not consist of the above.

The proposal satisfies criteria a) – k) therefore is 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, design and external appearance of the proposal.

Siting - The proposed track is of a flat, unobtrusive nature and as such will not host a visually prominent position within National Landscape. The vast majority of the track is already present, this is confirmed by historic mapping and ariel imagery. The extension to the track is modest and will not exacerbate the visual prominence to an unacceptable degree. The siting of the track is well associated to the remainder of and providing access to the main farmstead.

The application site is within the Little Mearley Clough SSSI impact risk zone. This SSSI relates to a brook, given the development is designed to reduce soil compaction and contamination of nearby watercourses it is not considered the siting of development would have an adverse impact on the nearby SSSI.

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

Design / appearance - The proposed track is to be constructed in stone hardcore of dark grey appearance. This is typical for modern agricultural track and is consentient with other tracks found within the existing farmstead.

As such Prior approval is not required in terms of design and appearance.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does meet all of the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015; therefore, prior approval is not required. The siting and design would be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.