

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	14/10/26	Manager:	LH	Date:	16/10/26
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Application Ref:	3/2026/0204			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	11/09/2026	Site Notice:	11/09/2026	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed new agricultural field gate and entrance.
Site Address/Location:	Land adj to Coulthurst Old Vicarage Lane Talbot Bridge Bashall Eaves BB7 3DB

CONSULTATIONS:	Parish/Town Council
Aighton Bailey and Chaigley Parish Council: Consulted on 14/08/2026, no comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection 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 EN2: Landscape

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection

National Planning Policy Framework (NPPF)

Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an agriculture field located to the north-east of Old Vicarage Farm, accessed off Old Vicarage Lane, Bashall Eaves. Old Vicarage Lane is an unclassified rural road, subject to the national speed limit at the proposed access point, and is predominantly single-track in width.

The site to which the proposal relates is located outside of any defined settlement area and within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty).

Proposed Development for which consent is sought:

Consent is sought for the construction of an agricultural field access, including the installation of a timber field gate measuring 1200mm in height and 4800mm in width, together with 10 metres of associated hardstanding.

Principle of Development:

Policy DMG2 of the Core Strategy requires development outside of defined settlement areas to meet at least one of six exceptions which are as follows:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation*

In this instance, the application's supporting information states that the purpose of the new proposed access is to provide a safer, more direct entry point for farm vehicles, including tractors and ancillary equipment, whose current access arrangements are now not ideal in terms of manoeuvrability, operational safety and field management due to the existing access now being used for residential use as part of a residential barn conversion and wider redevelopment scheme proposed to the Old Vicarage Farm site. The existing Vicarage Farm is redundant and in the process of being planned to be sold off by The Bashall Eaves Estate as part of a consolidation project, meaning no future access to the farmland would be available via the current access.

Therefore, the proposed development could in essence be considered as being essential for agricultural operations within the site.

Impact Upon Residential Amenity:

Policy P3 (2) (d) of the National Planning Policy Framework states:

'[development proposals should] 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.'

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

No concerns have been identified through the application's public consultation process regarding potential noise or disturbance from the proposed new field entrance. Furthermore, as the new access will serve an existing operational farmstead, it is not anticipated that it will result in any increase in noise or disturbance to nearby residents beyond that typically associated with typical farming activities.

In light of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and would therefore be compliant with the aims and objectives of Policy P3 (2) (d) of the NPPF and Policy DMG1 of the Core Strategy.

Visual Amenity/External Appearance:

Policy DP3 (1) of the NPPF states:

'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.'

Policy DMG1 of the Ribble Valley Core Strategy provides general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

With respect to development in National Landscapes, Policy N4 (1) of the NPPF states:

'Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas.'

The above is reiterated within Key Statement EN2 of the Core Strategy:

'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'

In this instance, the application site comprises open agricultural land, void from any built form, with the majority of the site visible from the public realm along Old Vicarage Lane. The proposed operational development within the interior of the site would be restricted to a 10-metre consolidated hardstanding access track, featuring a sweeping hedgerow entrance on either side and a timber field gate measuring 1200mm in height by 4800mm in width. This infrastructure is designed to be unobtrusive and to support agricultural activities.

The timber field gate would be positioned at the end of the access track to enhance highway safety. Additionally, all boundary treatments within the visibility splays required for the site would be reduced to 0.9 metres. However, analysis demonstrates that any necessary reduction in hedgerow height would not be excessive relative to the existing landscape character.

Gateways and pull-in points providing access to fields are a typical feature of the surrounding area and are characteristic of rural landscapes. As such, the proposed works would not constitute an incongruous addition to the existing environment.

As such, the visual harm stemming from the proposed works would be acceptable in this instance in so far as the benefits from the development to the applicant's agricultural operation are considered to outweigh the visual harm identified, which in this instance is considered to be minimal. The proposal would therefore satisfy the requirements of Policies DP3 (1) and N4 (1) of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways, who have raised no issues with the proposed development, subject to the imposition of conditions with regard to site

access arrangements. It is noted that the site's visibility splay appears to partly lie outside of the land within the applicant's ownership; however, the Local Highways Authority have maintained its support for the proposal on the basis that the site could likely achieve the required visibility to the North-East and North-West over the third-party land. On this basis, the proposed development is not considered to have any undue impacts on highway safety; as such, the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

BNG

This application is exempt from the requirement to provide Biodiversity Net Gain (BNG) because the red line boundary of the application site measures only 0.1 hectares and the proposed development will not impact any priority habitats.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works would not be harmful to the amenity of any neighbouring residents and would have a minimal impact within the public realm without harming the visual amenities of the immediate area or wider National Landscape. In addition, the proposed development would not lead to any harmful impacts upon the surrounding ecology of the area or surrounding highway network.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.