

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	23/06/2026	Manager:	LH	Date:	26/6/26

Application Ref:	3/2026/0376			 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 alterations to improve existing track, entry to fields, renew gates at field boundary and improve water management.
Site Address/Location:	Land off Cow Ark Road Newton BB7 3DH (Crag Wood)

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 accessed via Cow Ark Road, Newton. The application site falls within the designated National Landscape and the parcel of woodland subject to this application is known as Crag Wood.
Proposed Development for which consent is sought:
The application seeks to confirm whether the proposed forestry track falls under the realm of permitted development and if so 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 allow for sustainable woodland management in line with the forestry commission plant health notice. The track will allow for improved water management and on-going maintenance of the forest and therefore complies with the above.

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 erection 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 access fields and field gateways and adjoining the section of existing track which is to be resurfaced. 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.

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

Means of construction

The private way is to be constructed using compacted stone 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 Approved.