

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	05/10/2026	Manager:	LH	Date:	6/10/26
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Application Ref:	3/2026/0580			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/10/2026	Site Notice:	NA	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed concreting an area of hardcore yard to allow the separation of clean and dirty water.
Site Address/Location:	Higher Greenhead Farm, Gisburn Road, Sawley, BB7 4LQ.

CONSULTATIONS:	Parish/Town Council
Parish Council:	No comments received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy
Key Statement DS2: Presumption in Favour of Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2024/0177:**

Proposed construction of an earth banked slurry lagoon and associated landscaping.

3/2024/0166:

Proposed new agricultural building 15m long x 13m wide x 5m high (max) 4m high to eaves to cover a cattle handling area and two areas of concreting (Permission Not Required)

3/2022/0401:

Removal of existing storage building and construction of steel frame building to accommodate farm office, milking parlour and covered yard area (Approved)

3/2020/0374:

Construction of hardcore agricultural track (Permission Not Required)

3/2019/0357:

Construction of circular, post-tensioned, Agritank slurry store 5m high x 29m diameter (Approved)

3/2016/1093:

Extension to existing livestock building to form straw/machinery store and dry manure store (Approved)

3/2016/0827:

Extension to existing livestock building to form straw/machinery store and dry manure store (Refused)

3/2011/0825:

Proposed house extension to form a Granny Annex (Withdrawn)

3/2010/0806:

Roof covered areas for cattle handling (Approved)

3/2010/0734:

Roof canopies to cover cattle handling yard areas (Permission Required)

3/2009/0067:

Farm Workshop approx. 15m x 8m (Permission Not Required)

3/2008/0697:

Proposed new building for storage of machinery and straw (Permission Not Required)

3/2000/0044:

Erection of agricultural building to house dairy cows (Approved)

3/1999/0779:

Single storey extension to provide office, cloakroom and entrance hall (Approved)

3/1993/013A:

Steel framed building (Permission Not Required)

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

The application relates to a farmstead situated on the South-eastern outskirts of Sawley. Access to the application site is from the North-west from the A59 highway. The site contains a sizeable farmyard which includes numerous agricultural buildings and a detached farmhouse property. The wider area comprises a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a concrete yard area within the existing farmstead for the handling of livestock and machinery in order reduce soil compaction and dirty water runoff.

Principle of Development:

The application site lies outside of the defined settlement area of Sawley. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if *'the development is needed for the purposes of forestry or agriculture'*.

In this instance, the proposal relates to an existing agricultural operation with a well-documented planning history for agricultural infrastructure within the application site. The submitted planning statement states that machinery and animals travel across the yard to access the adjoining pasture and meadow land. Consequently, there is a risk that surface water from this area will run-off to nearby watercourses. The yard is therefore required to reduce dirty water runoff.

Taking account of the above, the proposed development is considered to be necessary for the purposes of agriculture and as such would satisfy the requirements of Policy DMG2. The proposal is therefore considered to be acceptable in principle, subject to an assessment of additional material planning considerations.

Impact Upon Residential Amenity:

The proposed yard area would be located within the main farmstead and does therefore not bring agricultural operation closer to any neighbouring receptors. Nonetheless, the yard is of a flat, unobtrusive nature and will therefore not result in harm to neighbouring amenity.

Accordingly, it is not anticipated that the proposed development would be unduly harmful to the amenity of any neighboring residents.

Visual Amenity/External Appearance:

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.'

In this instance, the proposed yard would be sited adjacent to the main farmstead, adjoining existing areas of hardstanding. In respect of scale, the proposed area has a modest footprint, providing a link between the existing yard, meadowland and track. Given the nature of the development, the yard will be of a flat unobtrusive nature and therefore will not be visually prominent within the landscape.

The yard will be constructed in hardcore, of a grey appearance, similar to other areas of hardstanding and tracks at the site itself and surrounding area. Furthermore, the yard is sited adjacent and well related to the existing farmstead and therefore will not appear isolated, integrating sufficiently into the site.

Taking account of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area.

Highways and Parking:

No alterations are proposed to the application site's existing access or parking arrangement and no increases in vehicle traffic are anticipated as a result of the proposed development. As such, it is not considered that the proposal would have any adverse impacts upon the surrounding highway network.

Landscape/Ecology:

Biodiversity

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Other Matters:

Public Right Of Way

Public Right of Way FP13 and FP14 runs through the application farmstead and through the proposed development. However, given the nature of the development for a hardcore yard and no new built-up structures, the pathway itself would not be altered or restricted. As such, no concerns are raised with respect to impacts from the proposed development upon the identified Public Right of Way.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would not be harmful to the amenity of any neighbouring residents, nor would the works proposed result in any harm to the visual amenities of the area.

Furthermore, the proposed development would be utilised in relation to an existing agricultural operation and as such would be wholly compliant with the aims and objectives of Policy DMG2.

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

RECOMMENDATION:	That planning permission be granted subject to the imposition of conditions.
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