

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	25/08/2026	Manager:	LH	Date:	27/8/26
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Application Ref:		3/2026/0588		 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 new track 193m x 4.5m under Part 6 Class A of the GDPO.
Site Address/Location:	Higher Greenhead Farm Gisburn Road Sawley Clitheroe BB7 4LQ

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:

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3/2011/0825: Proposed house extension to form a Granny Annex (Withdrawn)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. An additional farmstead and small cluster of residential properties lie approximately 120 metres away to the West of the application site with the wider area comprising a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Prior Approval is sought for the construction of an agricultural track leading from the main farmstead to accommodate the movement of livestock and machinery.

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 application site is an established farmstead that has been in operation for over 100 years along with an expansive agricultural planning history for the site. The applicants own 250 livestock with extensive agricultural machinery/equipment owned. Based on the submitted information, and the history of the site, there is no reason to believe the agricultural unit is not used in associated with a trade or business.

The agricultural holding is 85 hectares in area. The proposal is for the construction of an agricultural track to accommodate the movement of cattle and machinery across grassland and reduce soil compaction. 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 parcel of land 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 under class Q or S has been carried out in the last 10 years.

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

The development does not involve the alteration of a dwelling.

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

The track is to accommodate the movement of livestock and machinery in association with the existing farmstead.

(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; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The track will measure 898.5 square metres in area.

(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 development for a flat, unobtrusive track.

(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 for a flat, unobtrusive 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 classified 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 does not consist of the above.

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

The proposal 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 proposal is not for the purposes of storing fuel for a biomass boiler.

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 sited on a parcel of land immediately adjacent and well related to the main farmstead and existing built form. The track will directly adjoining existing areas of hardstanding, connecting to the main farmstead and does therefore not appear prominent within the landscape.

The Greenhead Farmhouse is Grade II Listed, the proposed track is sufficient distance away to mitigate any direct harm. Nonetheless, the existing site is agricultural in nature, and the proposal is not considered to cause harm to the character or setting the listed building.

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

Design / appearance

The development for a flat, unobtrusive track which will not host a visually prominent position within the area. The track will be constructed using limestone with a grey colouring. This is consistent with other tracks/hardstanding in the area and is typical for an agricultural track of this nature.

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.