

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - REFUSAL

Ref: CB

Application No:	3/2010/0814
Development Proposed:	Change of use from holiday let to agricultural workers dwelling at Boococks Barn, Knotts Lane, Tossie, BD23 4SJ

CONSULTATIONS: Parish/Town Council

Parish Council - No comments or observations received within the 21 day statutory consultation period.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (Rural Estates) – Objects to the proposal as there is insufficient agricultural justification

CONSULTATIONS: Additional Representations

Two letters of representations have been received which object to the proposals. The first relates to the supply of electricity to the property which is currently run by a generator and states that the permanent use of the generator would be very intrusive due to the noise. The second letter states that a change in use to a permanent dwelling should not be allowed as the applicant has insufficient agricultural justification.

RELEVANT POLICIES:

Policy G1 – Development Control
Policy ENV1 – Area of Outstanding Natural Beauty
Policy H15

POLICY REASONS FOR REFUSAL:

Policies H15 and ENV1 - insufficient justification and the likely impact of associated domestic paraphernalia

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

John - I will complete this when I get back - no justification

RECOMMENDATION: That permission be refused.

see LCC report