

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2012/0158

DECISION DATE: 25 May 2012

DATE RECEIVED: 06/03/2012

APPLICANT:

LPA Receiver for Papillion Properties Ltd
c/o Agent

AGENT:

Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
Lancs
BB10 2IY

DEVELOPMENT PROPOSED: Outline application for the erection of 73 open market detached dwellings and 31 social housing properties.

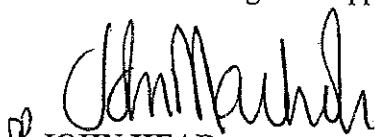
AT: Site 2 Barrow Brook Business Village Barrow Clitheroe Lancashire

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed residential development does not represent the most appropriate and 'sustainable' use of this site, and would lead to the loss of an important employment generating site with detrimental effects upon the local economy and possible social damage caused by the loss of potential job opportunity in the community, contrary to the requirements of saved Policy EMP11 of the Districtwide Local Plan, and contrary to Key Statement DS1 (Development Strategy) of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 19 Consultation Draft, which states that "strategic employment opportunities will be promoted through the development of the Barrow Enterprise site as a main location for employment".

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes


JOHN HEAP

DIRECTOR OF COMMUNITY SERVICES