

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2012/0913

DECISION DATE: 15 February 2013

DATE RECEIVED: 12/10/2012

APPLICANT:

The Huntroyde Estate, Clitheroe Auction
Mart Co. Ltd., John Taylor, Sarah Howard
and Samantha Howard
c/o Agent

AGENT:

Dickman Associates Ltd
PO BOX 97
Bolton
Lancs
BL1 9PT

DEVELOPMENT PROPOSED: Outline application for a residential development and a creche.

AT: Land off Waddington Road Clitheroe Lancashire BB7 2DE

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 development due to its scale and location outside the defined settlement boundary of Clitheroe is considered to represent an urban extension in the open countryside which would change the character of this area of countryside to the detriment of the visual amenities of the area. As such, the proposal is contrary to saved Policies G1, G2 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DME2 of the Core Strategy 2008 to 2018 A local plan for Ribble Valley Regulation 22 Submission Draft and the provisions of the National Planning Policy Framework in respect of visual amenity considerations.
- 2 The proposal conflicts with the Council's submitted Core Strategy for reasons relating to visual amenity impact as a result of an inappropriate urban extension to the open countryside. It is also considered that to grant outline permission at the present time, for a development of this scale on greenfield land outside the settlement boundary, would be prejudicial to the emerging policies in the Core Strategy as it would predetermine decisions about the scale and location of new development that should properly be made through the plan making process; when the effects of the proposed development on all relevant considerations could be assessed in association with similar considerations regarding other potential greenfield development sites.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. This was used in this case and the advice given was not supportive.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

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Note(s)

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

John Heap
JOHN HEAP

DIRECTOR OF COMMUNITY SERVICES

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