

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2018/0279

DECISION DATE: 22 May 2018

DATE RECEIVED: 04/04/2018

APPLICANT:

Mr and Mrs Drake
Mere Syke Farm
Forest Becks Brow
Wigglesworth
Skipton
BD23 4SN

AGENT:

Mr Gary Hoerty
Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
BB7 4DH

DEVELOPMENT PROPOSED: Proposed sub-division of existing dwelling (the original farmhouse) into two dwellings.

AT: Mere Syke Farm Settle Road Wigglesworth BD23 4SN

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 proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the approval would lead to the creation of a new residential dwelling in the defined open countryside without sufficient justification, which would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to the perpetuation of an unsustainable pattern of development in a location that does not benefit from adequate access to local services or facilities placing further reliance on the private motor-vehicle contrary to the aims and objectives of Policy DMG3 of the adopted Core Strategy and the NPPF presumption in favour of sustainable development.
- 2 The proposed development would create a harmful precedent for the acceptance of other similar proposals in the defined open countryside without sufficient justification, which cumulatively would lead to the perpetuation of unsustainable patterns of development and would have an adverse impact on the implementation of the Development Strategy as adopted within the Ribble Valley Core Strategy, contrary to the interests of the proper planning of the area in accordance with the core principles and policies of the National Planning Policy Framework.

P.T.O.

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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.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES