

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: 3/2020/0219

DECISION DATE: 26 June 2020

DATE RECEIVED: 05/03/2020

APPLICANT:

Mr S Stansfield
Strathaven
Whalley Road
Billington
BB7 9LG

AGENT:

Mrs Judith Douglas
Judith Douglas Town Planning Ltd
90 Pimlico Road
Clitheroe
BB7 2AH

DEVELOPMENT PROPOSED: Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049.

AT: Duke of York Inn Grindleton Brow Grindleton BB7 4QR

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 change of use of the Grade II listed building, the Duke of York Hotel, would result in less than substantial harm to its special historic interest and would harm the character of Grindleton Conservation Area. The proposals would fail to meet the requirements of paragraph 196 of the Framework and the optimal viable use of the premises have not been adequately examined to support the proposed alternative use. The proposals would be in conflict with Key Statement EN5 and Policy DME4 of the Core Strategy.
- 2 The proposed development would lead to a loss of commercial premises and a valued community facility in a village without sufficient justification as explicitly required by Core Strategy Key Statement EC2 and Policy DMR3.

P.T.O.

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

APPLICATION NO: 3/2020/0219

DECISION DATE: 26 June 2020

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.



NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING