

Planning appeal for planning application 3/2023/0272

Submitted to the Planning Inspectorate on 01 August 2024

Before you start

Local planning department	Ribble Valley
Planning application type	Full planning
Planning decision	Refused
Decision date	02 February 2024

Your contact details

Was the planning application made in your name?	Yes, the planning application was made in my name
Your contact details	Andrew Thornburn [REDACTED]

The appeal site

Appeal site address	Twin Brook Barn Upbrooks Clitheroe Lancashire BB7 1PL
Do you own the land involved in the appeal?	You own all the land involved in the appeal
Is the appeal site part of an agricultural holding?	No
Visible from a public road	No

Via fence on Twin Brook Road, and obstructed by out building and Twin Brook Barn from Upbrooks.

Health and safety issues	No
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Deciding your appeal

How would you prefer us to decide your appeal?	Written Representation
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Your planning application

Planning application form	23_0272_ApplicationFormRedacted (10).pdf
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Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
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Planning application number	3/2023/0272
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Is the description of development on your application form still correct?	Yes
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Plans, drawings and supporting documents	3-2023-0272_Delegated_Report.pdf 23_0272_UU.pdf Town_Council_response_36.pdf TC_118.pdf 23_0272_Structural_Report.pdf 23_0272_Proposed_Site_Plan_Aug23.pdf 23_0272_Proposed_Site_Plan.pdf 23_0272_Highways_response.pdf 23_0272_Existing_Outbuilding_Elev.pdf 23_0272_Environment_Agency.pdf 23_0272_Env_Agency_response.pdf 23_0272_Proposed_Outbuilding .pdf 23_0272_Proposed_New_Dwelling .pdf
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23_0272_Ex_Sections_AA_and_BB_1Aug23 .pdf
23_0272_Drainage_Assessment.pdf
23_0272_Site_Biodiversity_Enhancements.pdf
23_0272_Bat_Survey.pdf
existingsite.pdf

Design and access statement submitted with application

Yes

Design and access statement

23_0272_Design_and_Access_Statement .pdf

Decision letter

3-2023-0272_Decision_Notice.pdf

Your appeal

Appeal statement

appealstatement.pdf

Any plans or drawings to support your appeal

No

Do you plan to submit a planning obligation to support your appeal?

No

Any documents to support your appeal

Yes

Supporting documents

Farm approval.pdf
Gmail - GE32240RI- Age of flood risk maps for Twin Brook Barn Upbrooks Clitheroe_.pdf
230272 Decision Notice DRAFT.docx
1Decision_Notice.pdf
longtermfloodrisk.pdf
