

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

---

Town and Country Planning Act 1990

**REFUSAL OF PLANNING PERMISSION**

**APPLICATION NO:** 3/2024/0289

**DECISION DATE:** 25 June 2024

**DATE RECEIVED:** 13/05/2024

**APPLICANT:**

Mrs Adele Cottam  
83 The Square  
Waddington  
Clitheroe  
BB7 3HZ

**AGENT:**

---

**DEVELOPMENT PROPOSED:** Proposed change of use of ground floor commercial component of property (Use Class E) to residential use (Use Class C3) and reinstatement of river cobbles to frontage of property.

**AT:** Former Post Office 83 The Square Waddington BB7 3HZ

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 property's commercial component to residential use would result in the loss of a commercial establishment within a rural village with few amenities and, in turn, the loss of a site with employment generating potential and in this instance no assessment has been provided with respect to the potential social and economic implications of this. Furthermore, no evidence has been provided in support of the application to demonstrate that attempts have been made to secure an alternative employment generating use for the application property's commercial component. The proposed development therefore fails to satisfy the requirements of Key Statements EC1 and EC2 and Policies DMB1 and DMR3 of the Core Strategy and as such is considered to be unacceptable in principle.
- 2 The proposal involves retention of the property's existing external projecting shop front which is an uncharacteristic feature in the streetscene and reads as a commercial entity. Retention of its existing configuration would be anonymous with the proposed residential use and would fail to represent good design or protect and enhance the character of Waddington Conservation Area or the National Landscape character. The proposed development therefore fails to satisfy the requirements of Key Statements EN2 and EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 135 (c), 139 and 182 of the National Planning Policy Framework.

**Note(s)**

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

**APPLICATION NO: 3/2024/0289**

**DECISION DATE: 05/07/2024**

- 1 Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.
- 2 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. It was therefore not possible to approve the application.
- 3 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**Notes**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

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

**APPLICATION NO: 3/2024/0289**

**DECISION DATE: 05/07/2024**

---

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.