

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2024/0687

DECISION DATE: 27 November 2024

DATE RECEIVED: 04/10/2024

APPLICANT:

Mr N McDonald
Hi-Line Transport
C/o Agent

AGENT:

Josh Hellawell
PWA Planning
2 Lockside Office Park
Lockside Road
Preston PR2 2YS

DEVELOPMENT PROPOSED: Regularisation of change of use of woodland to wedding venue, including creation of hard standing, construction of toilet block and storage container and construction of large marquee area consisting of joined and separate tipis.

AT: Bowland Wild Boar Park Wardsley Road Chipping PR3 2HB

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, by reason of its size, scale, nature, visual impact and dependence on the use of private motor vehicle due to the site's isolated location with limited access to public transport or access by cycling or foot, is not considered to constitute a small-scale use appropriate to a rural area. Nor is it considered, or been demonstrated, to be essential to the local economy or social well-being of the area. The proposal therefore fails to comply with Key Statement DS1, DS2 and EC3 and Policies DMG1, DMG2, DMG3, DMB1 and DMB3 of the Ribble Valley Core Strategy and the National Planning Policy Framework which requires sustainable development.
- 2 The development would be sited in an unsustainable, isolated location with limited access to public transport or access by cycling or foot, with a reliance on private motor vehicle. Access to the site including use of local rural roads by a significant number of private motor vehicles is considered un-safe and the development would fail to integrate into the local environment without a significant negative impact on the highway network. Furthermore, insufficient information has been submitted to demonstrate that the proposal can achieve adequate parking provision, appropriate to the scale of development. The proposal would therefore be unacceptable in terms of highway safety, contrary to Key Statement DM12 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and Paragraph 115 of the National Planning Policy Framework.

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- 3 The development by reason of the size, siting and design of the storage container fails to achieve a high standard of design and would introduce an unsympathetic and discordant form of development that would fail to contribute to the protection or conservation of the Forest of Bowland National Landscape. The proposal therefore does not comply with Key Statement EC2 and Policies DMG1, DMG2, DMB1 and DMB3 of the Ribble Valley Core Strategy and National Planning Policy Framework in particular paragraph 135.

Note(s)

- 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

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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

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.