

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)

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Town and Country Planning Act 1990

**REFUSAL OF PLANNING PERMISSION**

**APPLICATION NO:** 3/2025/0095

**DECISION DATE:** 15 April 2025

**DATE RECEIVED:** 18/02/2025

**APPLICANT:**

Mr N Richards  
C/o Agent

**AGENT:**

Mr Graham Love  
S and L Planning Consultants  
Rational House  
32 Winckley Square  
Preston  
PR1 3JJ

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**DEVELOPMENT PROPOSED:**

Proposed erection of a part single-storey and part two-storey dwelling of exceptional design quality (NPPF 84e) with associated landscaping, habitat restoration, change of use of land to residential curtilage and access from Higher Road, together with the creation of a small visitor car park for members of the public to view the remains of the Roman road to be preserved (if feasible) within the site.

**AT:** Land at Higher Road Longridge PR3 2YX

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 would result in the introduction of a form of development that fails to be in keeping with the character of the landscape or be reflective of the local vernacular, particularly in terms of scale, style and features. With the proposal resulting in a level of cumulative visual change that would result in an overt visual suburbanisation and domestication of the site, significantly undermining the character, visual amenities and sense of visual openness of the area, being of significant detriment to the inherent character of the Forest of Bowland National Landscape in this location.

As such the proposal is considered to be in significant direct conflict with Key Statement EN2, and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and the aims and objectives of Para.189 of the National Planning Policy Framework, also subsequently failing to satisfy the requirements of Para.84(e) of the Framework.

- 2 The proposal is considered to be in direct conflict with Policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy insofar that approval would lead to the creation of a new residential dwelling, located outside of a defined settlement boundary in an unsustainable location where future occupants would be reliant on private motor vehicle, without sufficient justification, in that it has not been adequately demonstrated that the proposal would meet any of the exception criterion inherently contained within the policy requirements or contained within Para.84(e) of the Framework.

**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 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

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REFUSAL OF PLANNING PERMISSION CONTINUED**

**APPLICATION NO: 3/2025/0095**

**DECISION DATE: 15/04/2025**

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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.