

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: 3/2025/0517

DECISION DATE: 18 December 2025

DATE RECEIVED: 30/09/2025

APPLICANT:

Mr John Barnes
Dockber Laithe Farm
Sawley Old Brow
Sawley
Clitheroe
BB7 4LF

AGENT:

Mr Robert Spencer
Richard Turner and Son
Old Sawley Grange
Gisburn Road
Sawley
Clitheroe
BB7 4LH

DEVELOPMENT PROPOSED: Regularisation of construction of a steel portal framed building for use as a pet crematorium facility (sui generis).

AT: Dockber Laithe Farm Sawley Old Brow Sawley BB7 4LF

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 application fails to sufficiently evidence how the development is a genuine farm diversification scheme and the development is not considered to constitute a small-scale use that is appropriate to a rural area where a local need or benefit can be demonstrated, contrary to Key Statement EC1 and Policy DMG2 of the Ribble Valley Core Strategy.
- 2 The development is not considered to be a sustainable use due to the involvement of travelling between two sites, with the application site being located in the rural location of Sawley, which is not considered to be a sustainable location and does not minimise the need to travel, whereby the business relies on the use of private motor vehicle use. No information has been submitted to demonstrate why the businesses cannot be operated from one premises or in a more sustainable location closer to the applicant's other site, contrary to Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.
- 3 The application fails to demonstrate that the development can be appropriately mitigated to avoid future incidents of adverse smoke and odour emissions from the development. Therefore the development fails to protect the amenities of nearby surrounding residential properties from adverse odour and smoke pollution, contrary to Policy DMG1 of the Ribble Valley Core Strategy.

APPLICATION NO: 3/2025/0517

DECISION DATE: 18 December 2025

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- 4 The proposed development, specifically the erection of an industrial flue/chimney, is considered to introduce an alien feature which is not appropriate to the agricultural character of the surrounding landscape, failing to protect, conserve and enhance the landscape and character of the Forest of Bowland National Landscape, contrary to the requirements of Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and paragraphs 135 (C) and 189 of the NPPF.

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

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

APPLICATION NO: 3/2025/0517

DECISION DATE: 18 December 2025

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.