

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: 3/2025/0922

DECISION DATE: 12 June 2026

DATE RECEIVED: 20/04/2026

APPLICANT:

Mr T McSorley
Land adj Tithe Barn Cottages
Pendleton Road
Wiswell
BB7 9BZ

AGENT:

Miss Nazia Shah
Urban Future Planning Consultancy Ltd
14 King Street
Leeds
LS1 2HL

DEVELOPMENT PROPOSED: Change of use from agricultural building to single residential self-build dwelling and associated residential curtilage together with hardstanding/parking.

AT: Land adj Tithe Barn Cottages, Pendleton Road, Wiswell, BB7 9BZ.

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 site lies within the open countryside but the proposal fails to represent a suitable conversion as the building is not considered to be structurally sound and capable of conversion for the proposed use without the need for extensive building, is not considered to provide a meaningful or positive contribution to its setting, nor is it considered to be worthy of retention or benefit from a genuine history of use for agriculture or other rural enterprise. Furthermore, the rural and isolated location of the site means that future occupants of the development would be dependent on private motor vehicle to access nearby services and facilities. The proposal therefore fails to satisfy the requirements of Policies DMH3, DMH4 DMG2 and DMG3 of the Ribble Valley Core Strategy and fails to provide a sustainable form of development in the terms of the National Planning Policy Framework.

APPLICATION NO: 3/2025/0922

DECISION DATE: 12 June 2026

-
- 2 The proposed development, by virtue of the overtly domestic alterations proposed to the existing building along with the introduction of a driveway, footpath, hardstanding, terraced steps and retention of the existing metal housing unit would amount to an incongruous and unsympathetic form of development which would have a harmful urbanising impact upon the visual amenities of the application site and surrounding area. The proposal would therefore fail to satisfy the requirements of Paragraphs 135 (c) of the National Planning Policy Framework and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED

APPLICATION NO: 3/2025/0922

DECISION DATE: 12 June 2026

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.