

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: 3/2025/0926

DECISION DATE: 11 March 2026

DATE RECEIVED: 14/01/2026

APPLICANT:

Mrs Emma Knowles
Valley View Dog Day Care
Land at Mytton Fold Golf Course
Whalley Road
Langho
BB6 8DU

AGENT:

Mr Russell Adams
Adams Planning and Development Ltd
The Oaks
Oaks Drive
Crook Road
Bowness-on-Windermere
LA23 3JA

DEVELOPMENT PROPOSED: Proposed change of use of land to provide a dog day care area for an additional 16 dogs including a retrospective lean-to extension and exercise area, together with a new exercise area, additional parking, extension to existing building, fencing and privacy screen netting and soft planting.

AT: Land at Mytton Fold Golf Course Whalley Old Road Langho BB7 9JF

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 development would result in inappropriate development within the Green Belt by way of substantially increasing the quantum of built form at the proposal site which would result in spatial and visual harm to the openness of the Green Belt and encroachment into the countryside. This harm identified is not outweighed by very special circumstances and as such, the proposal is therefore considered to be contrary to the provisions of Key Statement EN1 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy Framework.
- 2 The submitted Noise Management Plan does not effectively assess the potential noise implications for nearby residents. Therefore, it cannot be concluded that the proposed development would be sympathetic to neighbouring land uses and that nearby residential occupants would not be subject to adverse noise issues contrary to Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 135 and 187 of the National Planning Policy 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.

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

APPLICATION NO: 3/2025/0926

DECISION DATE: 11/03/2026

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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.

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.