

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: 3/2025/0970

DECISION DATE: 05 June 2026

DATE RECEIVED: 06/02/2026

APPLICANT:

Mr Ian O'Reilly
Eight at Gazegill
Lower Gazegill
Cross Hill Lane
Dancer Lane
Rimington
BB7 4EE

AGENT:

Mr Philip Kirk
Plans and Planning
Newby Croft
Newby Back Lane
Rimington
Clitheroe
BB7 4DZ

DEVELOPMENT PROPOSED: Retrospective planning application to continue use of single storey restaurant building, outdoor seating area, play area and vehicle parking area.

AT: Eight at Gazegill, Gazegill Organics, Dancer Lane, Rimington, BB7 4EE.

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 Insufficient evidence has been submitted to demonstrate that the scale of the proposed development constitutes a farm diversification scheme. No sequential test has been provided to justify this main town centre use within a rural area. Furthermore, the type of development is not considered to be appropriate development in a rural area and patrons and staff would be reliant on the use of private motor vehicles to access the site. For these reasons the development is not in a suitable location and would be in conflict with the requirements of Paragraph 91 of the National Planning Policy Framework (NPPF) and Key Statement EC1 and Policies DMG2, DMG3 and DMB1 of the Ribble Valley Core Strategy as well the aims and objectives of the NPPF which requires development proposals to promote sustainable forms of transport.
- 2 Retention of the unauthorised development would lead to the intensification of use of Dancer Lane which lacks the adequate width and has a lack of passing facilities, lighting and footways deemed safe and suitable for such a proposal. Necessary highway improvements to Dancer Lane cannot be secured due to land ownership constraints. Retention of the unauthorised development would therefore be in conflict with the aims and objectives of Paragraph 115 (b) of the National Planning Policy Framework and Policy DMG1 of the Ribble Valley Core Strategy.

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- 3 The access serving the application site lies within flood zones 2 and 3 and so is at higher risk of flooding and this provides the only means of entry and egress from the application site however whilst a flood risk assessment has been provided in support of the proposal detailing mitigation measures, it is not considered that sufficient information has been provided to demonstrate that occupiers and users of the site would remain safe from current and future occurrences of flood risk for the lifetime of the development. Furthermore, no information has been provided to demonstrate that alternative sites with reduced flood risk have been given consideration as required by the Sequential Test for flood risk. The proposal is therefore in conflict with Paragraphs 173, 174, 175 and 181 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.
- 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

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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.