

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:** 3/2026/0042

**DECISION DATE:** 10 April 2026

**DATE RECEIVED:** 16/02/2026

**APPLICANT:**

Mr Dave Warbrick  
Park Farm  
Whalley Road  
Barrow  
BB7 9YS

**AGENT:**

Mr Allan Lloyd-Haydock  
ALH Design Services  
Barley Cottage  
Longridge  
PR3 3NB

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**DEVELOPMENT PROPOSED:** Outline application for the proposed erection of two dwelling houses with access applied for.

**AT:** Land adjacent to Fernhill Ribchester Road Clayton Le Dale BB1 9EG

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 is considered to be in direct conflict with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy and the overarching objectives of the National Planning Policy Framework (NPPF) insofar that approval would lead to the creation of two new dwellings in an unsustainable location whereby there would be a reliance on private motor vehicles by occupiers of the dwellings to access key services and facilities.

The proposal also fails to adequately demonstrate that safe access points can be created to serve the development without resulting in an adverse impact upon highway safety, contrary to Policy DMG1 and DMG3 of the Ribble Valley Core Strategy and paragraphs 115 and 116 of the NPPF.

When applying Paragraph 11d) ii. of the NPPF, the resultant harm from granting outline planning permission for the development proposed is considered to significantly and demonstrably outweigh the benefits.

**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.

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

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- 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.