

Appeal 6015333

Appeal details

Appeal type	Planning
Appeal procedure	Written Part 1
Appeal site	1 Dewhurst Farm, Longsight Road, Langho, BB6 8AD
Agent contact details	

Application number	3/2026/0265
--------------------	-------------

Before you start

Which local planning authority (LPA) do you want to appeal against?	Ribble Valley
---	---------------

What is your appeal about?	Full planning
----------------------------	---------------

What date did you submit your application?	1 Apr 2026
--	------------

Was your application granted or refused?	Refused
--	---------

What is the date on the decision letter from the local planning authority?	6 Aug 2026
--	------------

Appellant's appeal

Was the application made in the appellant's name	No
--	----

Applicant's name	Mr and Mrs Brelsford
------------------	----------------------

Application reference	3/2026/0265
-----------------------	-------------

Contact details	Stuart Booth JWPC Ltd
-----------------	--------------------------

Phone number	
--------------	--

Site address	1 Dewhurst Farm Longsight Road
--------------	-----------------------------------

What is the area of the appeal site?	2530 m ²
Is the site in a green belt	No
Site fully owned	Yes
Site partly owned	Yes
Other owners known	Yes
Other owners informed	Yes
Agricultural holding	No
Will an inspector need to access the land or property?	No
Site health and safety issues	No
Was your application about any of the following?	Change of use
Enter the description of development	Change of use from holiday let to C3 dwelling with unrestricted residential use
Did the local planning authority change the description of development?	No
Why are you appealing?	The decision accepted that paragraph 11 was engaged but argued the proposal was an unjustified residential use in unsustainable location. Application included justification for location in PSS, including regular bus service on A59. An appeal was allowed (6002485) for 300 new homes adjacent the next bus stop along the A59, also outside the settlement. Application includes marketing and commercial statements for existing holiday let use. New NPPF was published after the decision, which is material consideration of critical importance. Annex A states that plan policies materially inconsistent with national policies should be given very limited weight. LPA policies in the decision are now inconsistent with policy S5 regarding reuse of existing buildings. Policy S3 states that decisions on development proposals should apply a presumption in favour of sustainable development, with S5 applying outside settlements. Policy S5 details forms of development that should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF. In this context, policy S5)1)c) allows for the reuse of an existing

building, provided that the existing building is of permanent and substantial construction and is lawful in planning terms. These all apply to the appeal proposal.
S)5)3)states that isolated homes should not be approved other than in accordance with policy, H011. It clarifies that isolated homes in this context are those 'lying outside settlements or groups of houses'. The dwelling is located within a group of houses and is not isolated

Significant changes since application

National policy changes:
New NPPF Published introducing National Planning Policies

Preferred procedure

written
To provide the opportunity to discuss the marketing and business operation of the holiday let and it's limited future for such use and to discuss the implications of the new NPPF and the weight to be applied to the existing Local Plan policies used in the decision. Also to allow presentation of appeal 6002485 which utilises the same bus route as the appeal site. New procedure for written representation does not appear to allow this.

Are there other appeals linked to your development?

No

Did the appellant apply for an award of appeal costs?

No

Appellant's documents

Application form

[26_0265_App_Form.pdf \(/published-document/a3dfb5b8-aad4-410a-9c43-66ddb15d301b\)](/published-document/a3dfb5b8-aad4-410a-9c43-66ddb15d301b)

Decision letter

[26_0265_Decision_Notice.pdf \(/published-document/35311acf-ba41-4e7f-8e56-124eec29b9d7\)](/published-document/35311acf-ba41-4e7f-8e56-124eec29b9d7)

Separate ownership certificate in application

No

Environmental statement

No
