|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| RIBBLE VALLEY BOROUGH COUNCIL | | | | | | | | | | |  |  | |
| Development Department | | | | | | |  | |  | |  |  | |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | | | | | | | | |  |  | |
| Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487 | | | | | | | | | | | |  | |
| Town and Country Planning Act 1990 | | | | | | | | |  | |  |  | |
| REFUSAL OF PLANNING PERMISSION | | | | | | | | | | | | | |
| **APPLICATION NO:** | | | | | 3/2020/0145 | | | |  | |  |  | |
| **DECISION DATE:** | | | | | 11 June 2020 | | | |  | |  |  | |
| **DATE RECEIVED:** | | | | | 03/03/2020 | | | |  | |  |  | |
|  | | | | | | | | | | | | | |
| **APPLICANT:** | | | | |  | |  | | **AGENT:** | |  |  | |
| Mr Charles Stanton  Stanton Andrews  44 York Street  Clitheroe  BB7 2DL | | | | | | |  | |  | | | | |
|  | |
|  | |
|  | |
|  | |
| **DEVELOPMENT PROPOSED:** | | | | | | Proposed 2.5 storey dwelling with basement garage. | | | | | | |
| **AT:** | | Land adjacent to 9 Chatburn Old Road Chatburn BB7 4AB | | | | | | | | | | |
| 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 the loss of unimproved calcareous grassland which is identified as a Habitat of Principal Importance for conservation in England (section 41 Natural Environment and Rural Communities (NERC) Act 2006) without adequate compensation and would therefore have a negative effect on the biodiversity value of the area contrary to Core Strategy Key Statement EN4 and Policy DME3 and paragraphs 170 (a) and (d) and 175 (a) of the National Planning Policy Framework. | | | | | | | | | |
| **Note(s)** | | |  |  | |  | |  | |  | | |
| 1 | | | For rights of appeal in respect of any reason(s) attached to the decision see the attached notes. | | | | | | | | | |
| 2 | | | The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. 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 and it was therefore not possible to approve the application. | | | | | | | | | |
| **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** | | | | | | | | | | | | | |