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| RIBBLE VALLEY BOROUGH COUNCIL |  |  |
| Department of Development |  |  |  |  |
| 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:** | 3/2023/0272 |  |  |  |
| **DECISION DATE:** | 2 February 2024 |  |  |  |
| **DATE RECEIVED:** | 31/03/2023 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr and Mrs ThornburnTwinbrooks BarnUp BrooksClitheroeBB7 1PL |  | Mr Nick EdmondsonSunderland Peacock and Associates LtdHazelmerePimlico RoadClitheroeBB7 2AG |
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| **DEVELOPMENT PROPOSED:** | Demolition of detached collapsed storage building and erection of one two-storey dwelling with private garden and parking areas. Erection of a two storey outbuilding, providing garage and hobby room serving Twinbrook Barn. |
| **AT:** | Twinbrooks Barn Up Brooks Clitheroe BB7 1PL |
| Ribble Valley Borough Council hereby give notice that **permission has been refused** for the carrying out of the above development in accordance with the application plans and documents submitted for the following reason(s): |
|  | The application site falls within an area at risk of flooding (Flood Zone 2 and 3) and the proposed development is considered to fail the Sequential Test, as it has not been demonstrated that there are no reasonably available sites suitable for the proposed development in areas with a lower risk of flooding. This would not steer development to areas with the lowest probability of flooding, thereby increasing the number of people and properties at risk from flooding. This is contrary to section 14 of the National Planning Policy Framework, the National Planning Policy Guidance 'Flood Risk and Coastal Change' and Policy DME6 of the Ribble Valley Core Strategy. |
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| Nicola Hopkins**NICOLA HOPKINS****DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |

**Notes**

1. This decision notice should be read in conjunction with the officer’s delegated report which is available to view on the Council’s website.

**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.

· If this is a decision to refuse planning permission, or approve with conditions, a householder 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 to refuse planning permission, or approve with conditions, 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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. 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. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.