

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2013/0266

DECISION DATE: 13 May 2013

DATE RECEIVED: 14/03/2013

APPLICANT:

Mr & Mrs P Wasdell
Heatherview
Mill Farm Lane
off Slaidburn Road
Waddington
Lancashire
BB7 3JJ

AGENT:

DEVELOPMENT PROPOSED: Application to remove condition no. 3 (occupancy period) of planning permission 3/2010/0572P, to allow the property to be used as permanent residential accommodation.

AT: Dove Cottage Mill Farm Lane off Slaidburn Road Waddington Lancashire

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 Approval of the removal of this condition would not be in accordance with the NPPF presumption in favour of sustainable development, and it would also be contrary to guidance within Local Plan Policies G1, ENV1, H2, H15 and H23 and policies DMG1, DME2, DMH3 and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft). In practice, the removal of Condition 3 would be tantamount to the erection of a new dwelling at this site, the site is in a predominantly rural location and by virtue of its distance from the nearest village settlement is considered to be an unsustainable location for the creation of a new dwelling.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES