

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

**APPLICATION NO:** 3/2020/0567

**DECISION DATE:** 21 September 2020

**DATE RECEIVED:** 23/07/2020

**APPLICANT:**

Mr D Warbrick  
c/o Agent

**AGENT:**

Mr A Kinder  
AV Town Planning Ltd  
Unit 3  
31 to 33 Kenyon Road  
Lomeshaye  
Nelson  
BB9 5SZ

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**DEVELOPMENT PROPOSED:** Change of use of agricultural building to form one two-bedroom holiday cottage.

**AT:** Land off Shire Lane Hurst Green BB7 9QR

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 increased usage of the existing substandard junction between Shire Lane and Longridge Road (B6243) to the serious detriment of highway safety. As such, the proposed development would be contrary to Policy DMG1 of the Ribble Valley Core Strategy and paragraph 109 of the National Planning Policy Framework.
- 2 The proposed development by virtue of the proposed external materials, hardstandings and other domestic paraphernalia would be a prominent and isolated feature which would have an urbanising effect on the landscape to the detriment of the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposed development would be contrary to Policies DMG1, DME2, EN2 of the Ribble Valley Core Strategy and Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework.

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

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**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**