

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Class Q (Agricultural Buildings to Class C3 Dwellinghouses) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015

APPLICATION NO: 3/2020/0546
DECISION DATE: 20 October 2020
DATE RECEIVED: 26/08/2020

APPLICANT:
Mr Isaac Lancaster
c/o Agent

AGENT:
Mrs Fiona Tiplady
Rural Solutions Ltd
Brewery Lane
Skipton BD23 1DR

PARTICULARS OF DEVELOPMENT: Change of use of existing agricultural buildings into one dwelling and associated operational development under class Q (a) and (b).


AT: Barns at Horton Grange Farm Horton Skipton BD23 3JT

Ribble Valley Borough Council hereby give notice the prior approval of the authority is **REFUSED** for the carrying out of the above proposal for the following reason(s):

1. The building operations proposed to facilitate the conversion of the agricultural buildings would include the construction of new structural elements for the building which go beyond those reasonably necessary to convert the building contrary to criteria Q.1(i) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015
2. The demolition operations proposed to facilitate the conversion of the agricultural buildings would go beyond those reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i) contrary to criteria Q.1(i) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
3. Insufficient evidence has been submitted to assess the potential impact of the development on protected species, namely bats. In the absence of such information therefore, the likelihood that the proposed works will cause disturbance to bats, result in the loss of a bat roost or cause injury or death to bats cannot be determined and the proposed works would fail to satisfy the requirements of Q.2 (1)(e) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
4. The external appearance of Barns, having particular regard to overall design, external materials and fenestration would give the building an overtly suburban character which would transform its existing appearance to one which would be incompatible with and unsympathetic to its rural surroundings in conflict with the requirements of the National Planning Policy Framework and Q.2(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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Nicola Hopkins
Director of Economic Development and Planning

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.