

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: 3/2020/0444

DECISION DATE: 11 September 2020

DATE RECEIVED: 01/07/2020

APPLICANT:

Mr Lewis
Clerk Laithe
Slaidburn Road
Newton
Clitheroe
BB7 3DY

AGENT:

Mr Roger Hines
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
Clitheroe
BB7 9SE

DEVELOPMENT PROPOSED: Construction of rural farm shop with the inclusion of two retail units.

AT: Clerk Laithe Slaidburn Road Newton BB7 3DY

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 proposal is considered contrary to Policy DMR3 insofar that it would represent the creation of A1 retail functions outside of a defined settlement that is not linked to evidenced farm diversification. It is further considered that the proposal is in direct conflict with the requirements of Policy DMR3 insofar that the new building fails to be well related to existing farm buildings and when taking account of the scale of adjacent built-form the proposed building would not be considered to be of a minimal scale.
- 2 The proposal would result in the creation of a new A1 retail unit, in the Forest of Bowland AONB, in a location that does not benefit from adequate walkable access from or to nearby settlements or public transport infrastructure. As such the proposal will result in a significant and predominant reliance on vehicular trips by the private motor-vehicle contrary to the aims and objectives of Key Statements DS1, DS2, DM12 and Policy DMG3 of the Ribble Valley Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.
- 3 The proposed building and extent of parking provision, when read in concert with one another, will result in an overtly incongruous, discordant and anomalous form and scale of commercial development that is uncharacteristic of the character of the protected landscape being of significant detriment to the character and visual amenities of the area. As such the proposal is considered to be in direct conflict with Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

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- 4 The applicant has failed to demonstrate that adequate vehicular visibility splays can be both provided and maintained at the vehicular access point serving the proposal. As such it is considered that the proposal is contrary to the requirements of Policies DMG1 and DMG3 insofar that it cannot be demonstrated that the proposal will not be of detriment to the safe operation of the immediate highways network.

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