


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 18 April 2024					
Briefing version		Issue Date:			
Committee Version	•	Issue Date:	18/04/2024		
Application Ref:	3/2024/0170	Permission in principle application for one new dwelling.		REC:	REFUSAL
<p>Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:</p> <p>Supplementary Planning Information has been submitted by the applicant in response to concerns raised by Wiswell Parish Council and the Planning Officer's committee report. This is attached separately.</p> <p>A brief summary of the officers comments in response to this supplementary information is as follows:-</p> <p><i>The applicant is alleging that the site is residential curtilage not an agricultural field and therefore should be classed as previously developed land. The committee report sets out reasons as to why it is not considered to be residential curtilage and this remains the view of officers. However, even if the site was to be classed as residential curtilage and fall into the definition of previously developed land as set out in the National Planning Policy Framework Glossary, this does not alter the assessment on the principle of development, which remains contrary to the relevant Ribble Valley Core Strategy policies.</i></p> <p><i>The applicant has submitted a copy of the HM Land Registry title deed and plan to confirm that the land is within a domestic curtilage and goes onto state that Section 4 of the Title Register details the stipulation that a stock proof fence be erected on the boundary of the property, clearly separating it from the adjacent agricultural land. But the purchase of land and any stipulations about erection of fencing does not establish a lawful use of that land in planning terms.</i></p> <p><i>The applicant states that the plan included in the report is misleading, as it shows the full site ownership and is in monochrome. Committee are advised that the plans included in committee reports identify the application site; and the application site drawn here is the same as the red edge drawn on the Site Location Plan submitted by the applicant. The committee plan is correct. The proposed dwelling would be sited on land towards the front of the site immediately to the north of the existing property as indicated on the Proposed Site Plan submitted.</i></p>					