

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2007/0010

DECISION DATE: 14 September 2007

DATE RECEIVED: 19/06/2007

APPLICANT:

Park Leisure 2000 Ltd
Regency House
Westminster Place
Nether Popleton
York
YO26 6RW

AGENT:

Paul and Company
Riverview Court
Castlegate
Wetherby
Yorks
LS22 6LE

DEVELOPMENT PROPOSED: Change of use of vacant agricultural land to form an extension of Twyn Ghyll Caravan Park consisting of an additional 75 static holiday caravan pitches, associated highway improvements and new sewage treatment plant.

AT: Twyn Ghyll Caravan Park Paythorne Near Clitheroe Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by revised red edge received on 12 April 2007 and letters and plans received 6 June 2007 illustrating the location of the sewage treatment plant and discharge point; the proposed use of land within the ownership of Park Leisure 2000 Ltd; copies of the consent to discharge and associated correspondence and a detailed specification of the sewage treatment plant; received on 8 June 2007 revised versions of the development proposed and landscaping and planting proposals; and received on 19 June 2007 a revised location plan denoting the upgrading of existing hedges to the existing site's southern boundary and revised site layout plan showing 75 caravans.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. The total number of static caravans on site shall not exceed 295 and under no circumstances whatsoever shall the area edged red on the 'Landhouse Plan' annotated additional land accommodating sewage treatment plan received 6 June 2007 be used for the positioning of static caravans at any time.

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policy 20 'Lancashire's Landscapes' of the Joint Lancashire Structure Plan in the interests of the visual amenities of the area.

P.T.O.

APPLICATION NO. 3/2007/0010

DECISION DATE: 14 September 2007

4. The period of occupancy of the entire caravan site shall be limited to 1 March to 6 January in any succeeding year with none of the units being occupied outside these dates.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan in order to limit occupation of the site ensuring it remains holiday accommodation only.

5. The 75 static caravans as detailed on drawing M.40/003.B received on 19 June 2007 shall be used as holiday accommodation only and under no circumstances whatsoever shall they be occupied as a person's primary residence.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan in order to limit occupation of the site ensuring it remains holiday accommodation only.

6. The development hereby permitted shall not be commenced until details of the hedging to the south of the existing site as detailed on drawing M.40/007 and the verge treatment to the widened A682 junction have been submitted and agreed in writing by the Local Planning Authority. The submitted scheme shall indicate, as appropriate the species, types and number of trees/shrubs as well as protection/maintenance methods required in order to ensure maximum plant establishment.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, either in whole or part and shall be maintained for a period of not less than five years to the satisfaction of the Local Planning Authority. The maintenance shall include the replacement of any plant that is removed or dies or is seriously damaged or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. In respect of the proposed extension to the site the approved landscaping scheme as detailed within the landscaping and planting proposals received on 8 June 2007 and detailed on drawing M.40/003.B received on 19 June 2007 shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. This permission shall relate to the amended plan received on 13 September 2007 reference PL-TG/29/00/A in relation to the details of the fencing and generator housing. The fencing and housing shall be carried out within 2 months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the amenity of the area and to safeguard neighbouring residential amenity.

P.T.O.

APPLICATION NO. 3/2007/0010

DECISION DATE: 14 September 2007

9. No part of the development shall be commenced until all the off site highway works and the site accesses have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. The new access between the site and Kiln Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory egress is provided to the site before the development hereby permitted becomes operative in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Neps Lane to points measured 120m in each direction along the nearer edge of the carriageway of Neps Lane, from the centre line of the access and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site egress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. Notwithstanding the submitted plan the emergency egress shall be located 14m further north along Kiln Lane and shall only be available for use in the case of an emergency occurring on site.

REASON: To ensure that the access is fully visible to traffic on Kiln Lane approaching from the north in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

13. Before each and every van is delivered to or taken away from the site any shrubbery or branches overhanging Neps Lane within 60m of the river bridge south abutments and less than 5.2m above road level shall be cut back at least 600mm from the highway boundary.

REASON: To ensure the full width of the highway is available for vehicles manoeuvring in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

APPLICATION NO. 3/2007/0010

DECISION DATE: 14 September 2007

Relevant planning policy

Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside.
Policy ENV19 - Listed Buildings.
Policy RT1 - General Recreation and Tourism Policy.
Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites.
Policy 19 Tourism Development Joint Lancashire Structure Plan.
Policy 20 Lancashire's Landscapes Joint Lancashire Structure Plan.

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission 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.
3. Any works to the watercourse within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow., require the prior formal consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive consent without full mitigation for loss of flood storage and habitats.
4. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.
5. The highway works include the Neps Lane/A682 junction improvement, the provision of the passing bay on Kiln Lane to the north side of the river bridge and the provision of the two warning signs.
6. The applicant's attention is drawn to the consultation response from LCC Highways and in particular the concern regarding the need to escort abnormal loads to and from the site.

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES