

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0952

DECISION DATE: 12 July 2013

DATE RECEIVED: 11/04/2013

APPLICANT:

Mr Robert Flemming
The Bungalow
Stocks Lane
Middop
Gisburn
BB7 4JR

AGENT:

Mr Steven Hartley
HPDA
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
Rossendale
Lancs
BB4 8TB

DEVELOPMENT Retrospective application for the re-siting of a mobile home.

PROPOSED:

AT: The Bungalow Stocks Lane Middop Gisburn BB7 4JR

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 permission shall relate to the development as shown on Plan Reference Number's RF/RMH/01 - Rev. A and RF/RMH/02 - Rev. A.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 11th of April 2013. The mobile home sited on this site shall be no larger than that indicated on the approved plans.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments, and in the interests of the protection of the visual amenity of the area in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2 and Key Statement EN2.

3. The permission hereby granted is for the siting of one mobile home within the red edge indicated on the submitted plan reference number RF/RMH/01 Rev. A ONLY, and shall not be implemented in addition to or in combination with the development permitted by the notice of permission number 3/1992/0333/P issued by Ribble Valley Borough Council on the 27th of November 1992.

REASON: For the avoidance of doubt as consent was sought to re-site the originally approved mobile home due to subsidence and health and safety fears, and in order to prevent an inappropriate development of the site by the implementation of both this permission and the original mobile home granted as a lawful development.

P.T.O.

4. The approved landscaping scheme shall be implemented in the first planting season following the approval date 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 Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2 and Key Statement EN2.

5. Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway, Stocks Lane, and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

6. The existing access to the area of hardstanding and concrete relevant to planning application 3/1992/0333/P, shall be physically and permanently closed and the existing verge and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads within 6 months of this approval.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. To limit the number of access points to the site and to maintain the proper construction of the highway.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E and F, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development and in the interests of safeguarding any adjacent residential amenity or visual amenity. In accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME2 and Key Statement EN2.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED**

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Relevant planning policy

National Planning Policy Framework.
Policy G1 - Development Control.
Policy ENV3 - Development within the Open Countryside.
Policy ENV13 - Landscape Protection.
Policy H14 - Rebuilding/Replacement of Dwellings.
Core Strategy 2008/2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft Policies.
Policy DMG1 - General Considerations.
Policy DME2 - Landscape and Townscape Protection.
Policy DMH5 - Residential and Curtilage Extensions.
Key Statement EN2 - Landscape.

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

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.



**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**

