



RIBBLE VALLEY
BOROUGH COUNCIL

28 SEP 2011	
FOR THE	ATTENTION OF

For office use only

Application No

320110791P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for removal or variation of a condition following grant of planning permission

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	SOUTH LAKE LAND PARKS		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	C/O AGENT		
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	MR	First name:	ALAN
Last name:	KINDER		
Company (optional):	REEDLEY CHARTERED TOWN PLANNING		
Unit:	2	House number:	
		House suffix:	
House name:	REEDLEY TOWN PLANNING		
Address 1:	REEDLEY BUSINESS CENTRE		
Address 2:	REDMAN ROAD		
Address 3:	REEDLEY		
Town:	BURNLEY		
County:	LANCASHIRE		
Country:			
Postcode:	BB10 2TY		

AS A PERSON'S PRIMARY RESIDENCE?

3. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1: TODDIE CARAVAN PARK

Address 2: BURNLEY ROAD

Address 3:

Town: GIBBURN

County: LANCASHIRE

Postcode (optional): BB7 4JJ

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

APPLICATION FOR THE VARIATION OF CONDITION NO. 1 OF PLANNING CONSENT 3/2005/0289/P TO ALLOW PLOTS N1-N25 TO BE AVAILABLE FOR 12 MONTHS, ONLY FOR THE PURPOSE OF HOLIDAY LETS & NOT AS A PERMANENT RESIDENCE.

Reference number: 3/2005/0289 Date of decision (DD/MM/YYYY): 26/07/2005 (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1	6
2	7
3	8
4	9
5	10

Has the development already started? ☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY): unknown (date must be pre-application submission)

Has the development been completed? ☒ Yes ☐ No

If Yes, please state when the development was completed (DD/MM/YYYY): unknown (date must be pre-application submission)

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

TO INCREASE REVENUE & KEEP UP WITH DEMAND FOR YEAR ROUND HOLIDAY LETTINGS

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

CONDITION TO READ:
THE PLOTS N1 TO N25 SHALL BE USED FOR THE PURPOSE OF HOLIDAY ACCOMMODATION ONLY AND NOT AS A PERMANENT RESIDENCE BUT WITH THE REMAINDER OF THE PLOTS

LIMITED TO A MAXIMUM DATE OF 1ST MARCH TO 31ST JANUARY IN ANY SUCCEEDING YEAR WITH NONE OF THE UNITS BEING INCLUDED OUTSIDE THESE DATES THEY SHALL BE USED AS HOLIDAY ACCOMMODATION

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

7. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

8. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

K. Maynard

Date (DD/MM/YYYY):

13/9/2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
	N/A	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

The original and 3 copies of a completed and dated application form:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



The correct fee:



10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Knap

13/09/2011

(date cannot be pre-application)

11. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

C/O AGENT.

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01282 834834

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

01282 451666

Email address (optional):

planning@reedley.co.uk.

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

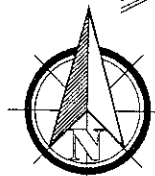
Contact name:

Telephone number:

Email address:

Reedley Chartered Town Planning & Architectural
Consultancy are not liable for any work undertaken
prior to Full Planning Consent and or Building
Regulations Approval

n - 1:1250



Site Layout Plan - 1:1250

Reedley

Chartered Town Planning &
Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley Burnley Lancashire. BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Lodge Development
Todber Caravan Park
Gisburn

Proposed Site Plan

Project No: SO/04 Dwg 01

Drawn: RJ

Client: South Lakes Parks

Date: 09.09.11

Scale: 1:1250

Amendments:

--	--	--	--	--	--	--	--

REEDLEY

CHARTERED TOWN PLANNING
&
ARCHITECTURAL CONSULTANCY

STATEMENT IN SUPPORT OF A PLANNING APPLICATION

SITE: TODBER CARAVAN PARK, BURNLEY ROAD, GISBURN

PROPOSAL: VARIATION OF CONDITION 1 ON PLANNING CONSENT

03/2005/0289P TO READ "THE PLOTS N1- N25 SHALL BE USED FOR THE PURPOSE OF HOLIDAY ACCOMMODATION ONLY AND NOT AS A PERMANENT RESIDENCE BUT WITH THE REMAINDER OF THE PLOTS LIMITED TO A MAXIMUM DATE OF 1ST MARCH TO 6TH JANUARY IN ANY SUCCEEDING YEAR WITH NONE OF THE UNITS BEING OCCUPIED OUTSIDE THESE DATES. THEY SHALL BE USED AS HOLIDAY ACCOMMODATION ONLY AND UNDER NO CIRCUMSTANCES WHATSOEVER, SHALL THEY BE OCCUPIED AS A PERSON'S PRIMARY RESIDENCE."

- 1 Todber Caravan Park is situated on the east side of Burnley Road (A682) approximately 1 mile south of the village of Gisburn in open countryside. The surrounding land is gently rolling and is predominantly in agricultural use.
- 2 A caravan park at Todber was first established over 40 years ago in the 1960's. The park has developed steadily throughout that period, constantly improving its standards and facilities resulting in what is commonly recognised as one of the leading static holiday parks in the Ribble Valley with a total of 306 pitches which despite the size of the park assimilates itself within the broader landscape setting as a result of the local topography and the mature on site landscaping.

- 3 Over more recent years there has been a major programme of investment directed at the structural elements of the park including a comprehensive upgrading of all facilities.
- 4 One of the major areas of investment has been the development of the 33 pitches to allow for the introduction of timber clad chalets on previously undeveloped portions of the site. This work has been undertaken in two distinct phases. The first phase consisting of 22 units was the subject of a similar variation of holiday occupancy to allow all year round holiday tenure under reference 3/2009/0960. The more recent approval for the development of the remaining 11 lodge units was in fact granted consent for year round holiday occupancy under reference 3/2010/0775 in January this year.
- 5 Following the extension of the holiday occupancy period on the initial 22 units then despite the present economic downturn the park had been successful in marketing these units with nearly all of the pitches being occupied.
- 6 It is acknowledged that under the terms of the planning approval 3/05/0289P (appendix 1) the authority granted consent to rationalise the operating period of the overall park to 10½ months from the 1st March to the 15th January
- 7 Condition no. 1 on consent 3/2005 /0289 reads as follows:-
- "The period of occupancy of the caravan site shall be limited to a maximum date of 1 march to 6 January in any succeeding year with none of the units being occupied outside these dates. They shall be used as holiday accommodation only and under no circumstances whatsoever, shall they be occupied as a person's primary residence "*
- 8 However it is our view that this condition, precluding any use of the caravans between the specified dates, exceeds what is needed to achieve the aim of

maintaining the caravans in holiday use. This application therefore seeks to amend the condition so that it simply reads

"The plots N1 to N25 shall be used for the purposes of holiday accommodation only and not as a permanent residence but with the remainder of the plots limited to a maximum date of March to 6 January in any succeeding year with none of the units being occupied outside these dates. They shall be used as holiday accommodation only and under no circumstances whatsoever, shall they be occupied as a person's primary residence."

- 9 Policies in the development plan are informed by government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan includes policies saved from the Ribble Valley District Wide Local Plan adopted in June 1998.
- 10 Our view that the shortened form of the condition is sufficient to maintain the caravans in holiday use only is supported by an appeal decision APP/T2350/A/02/1095635 (appendix 2). The application at Deerhouse Farm, Gisburn proposed the change of use of land from agricultural use to a site for holiday homes and associated engineering operations. Amongst the conditions recommended by the council in the event that the appeal was successful was one similar to that now contested.
- 11 However the Inspector was of the view (paragraph 26) that although "A condition is necessary to ensure that the proposed mobile homes are not occupied as permanent dwelling as this would be contrary to national guidance governing development in the countryside", that proposed by the LPA "... would be difficult to enforce and its requirements could be easily circumvented by those wishing to do so". Accordingly he substituted an alternative as suggested by PPG21 Tourism which he considered "... could be enforced in the manner described in

the guidance", namely "12) the mobile homes hereby permitted shall not be occupied as permanent dwellings and shall be used for holiday purposes only".

- 12 PPG21 has now been superseded by the Good Practise Guide on Planning for Tourism (May 2006), but the use of seasonal and holiday occupancy conditions is considered in Annex B. The use of a seasonal occupancy condition would not be appropriate in the circumstances of the application site, but paragraph 3 describes the frequent use of holiday occupancy conditions, and details the three main reasons that give rise to the use of such a condition. The advice notes that conditions must be reasonable and fair, and that they should be readily enforced.

- 13 As an illustration reference is made in the Annex to East Riding of Yorkshire Council which established a joint working group to consider this very issue. As a result the use of three conditions was recommended in the case of applications relating to holiday caravan parks, holiday log cabins and holiday chalets, namely:

- I. the caravans (or cabins/chalets) are occupied for holiday purposes only ;*
- II. the caravans (or cabins/chalets) shall not be occupied as a person's sole, or main place of residence;*
- III. the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.*

The stated reason for the conditions is *"to ensure that approved holiday accommodation is not used for unauthorised permanent residential accommodation"*, which amounts to the same reason given for the disputed condition.

- 14 More recently Wyre Borough Council has considered two similar cases. The first is at Garstang Marina under reference 09/00375/FULMAJ (appendix 3) where

planning consent has been granted June 2009 for the variation of an occupancy condition on a Lodge development whereby the condition now reads "The chalets shall be used for the purpose of holiday accommodation only and not as a permanent residence." A second and subsequent application has been considered at Woodlands Country Park under reference 09/00546/FUL (appendix 4) where planning consent was granted earlier in 2009. The wording of the occupancy condition for this 69 unit development now reads as follows: -

"The caravans shall be used for the purpose of holiday accommodation only and not as a permanent residence."

Both these parks had similar occupancy conditions i.e. time limited seeking a closed period during the early part of the year similar to the present occupancy condition appended to Todber Park the subject of this application.

- 15 More recently the Council have granted the consent of the development of a new park at Langho under reference 3/2010/0417 (Appendix 5) and this was granted with a full 12 months occupancy. Equally occupancy conditions have been amended on the nearby site at Rimington under reference 's 3/2010/1025, 3/2010/1026, 3/2010/1027 (Appendix 6).
- 16 For the above reasons we trust that the Council will continue to be consistent in its approach and grant a variation of the occupancy condition on these 25 additional units.

SEPTEMBER 2011

Director - Alan Kinder, Dip.T.P. (Leeds).MRTPI.

Company Secretary - Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY
Phone - 01282 834834 Fax - 01282 451666 Web - www.reedley.co.uk email - planning@reedley.co.uk

Reedley Chartered Town Planning And Architectural Consultancy is The Trading Name Of Reedley Town Planning & Design Ltd
Company no 7105324 Registered in England and Wales

320110791P

APPENDIX 1

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

VARIATION OF CONDITION

APPLICATION NO: 3/2005/0289

DECISION DATE: 26 July 2005

DATE RECEIVED: 07 April 2005

APPLICANT:

South Lakeland Caravans Ltd
C/O Tweedale

AGENT:

Tweedale Limited
265 Tettenahll Road
Wolverhampton
WV6 0DE

DEVELOPMENT PROPOSED: Proposed extension to operating period to allow for the use of the site for 10 and half months each year running from 1st March to 15th January by modification of BO1318; BO1609; BO1806 and 3/99/0662/P. Re-submission of 3/2004/0287

AT: Todber Caravan Park
Little Todber
Near Gisburn

Ribble Valley Borough Council in pursuance of its planning powers, hereby varies condition 1 of BO1318, conditions 2 of BO1609 and BO1806 and condition 3 of 3/99/0662/P of planning permission dated for referred to in the schedule below:

REVISED CONDITIONS AND REASONS:

- 1 Notwithstanding the submitted details, the period of occupancy of the caravan site shall be limited to a maximum date of 1 March to 6 January in any succeeding year with none of the units being occupied outside of these dates. They shall be used as holiday accommodation only and under no circumstances whatsoever shall they be occupied as a persons primary residence.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan, the Council's Interim Supplementary Planning Guidance Housing and Policy 12 of the Lancashire Structure Plan 2001 - 2016 in order to limit occupation of the site ensuring it remains holiday accommodation only

- 2 Notwithstanding the provisions of the previous condition, 4 caravans as identified as plot Nos B12, D3, E19, E34 on the approved plan shall be allowed to be occupied throughout the year on the basis that their occupation is strictly limited to persons employed by South Lakeland Caravans Ltd

REASON: In accordance with policy G5 of the Ribble Valley Districtwide Local Plan and the Council's Interim SPG 'Housing' in order to specifically limit the number of caravans permitted for use as permanent accommodation given the ongoing management requirements of the site.

- 3 There shall be no use of the on site facilities by persons other than those who have caravans on the site and under no circumstances shall they be used outside the period 1 March to 6 January in any succeeding year

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in order to limit traffic and pedestrian movements associated with the site.

- 4 Prior to commencement of use for the extended period, precise details of external lighting to be used throughout the site shall be submitted to and approved in writing by the Local Planning Authority

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan in order to protect visual amenities of the area

- 5 The total number of static caravans on the site shall not exceed 306 and under no circumstances whatsoever shall the area defined as playing field on the approved plan be used for the positioning of static caravans and there shall be no touring caravans whatsoever located within the site

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan in the interests of road safety and the visual amenities of the area

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy G8 - Environmental Considerations
Policy ENV3 - Development in Open Countryside
Policy RT1 - General Recreation and Tourism Policy
Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites
Policy I1 - Development Proposals - Transport Implications
Policy 1 - General Policy - Joint Lancashire Structure Plan 2001-2016
Policy 5 - Development Outside of Principal Urban Areas, Main Towns and Key Service Centres (Market Towns) - Joint Lancashire Structure Plan 2001-2016
Policy 12 - Housing Provision - Joint Lancashire Structure Plan 2001-2016
Policy 19 - Tourist Development - Joint Lancashire Structure Plan 2001-2016
Interim SPG 'Housing'

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

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED

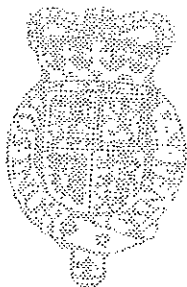
320110791P

APPLICATION NO.3/2005/0289

DECISION DATE: 26 JULY 2005

32011079VP

APPENDIX 2



Appeal Decision

Hearing held on 4 March 2003

Site visit made on 4 March 2003

by Roland Punshon BSc (Hons) MR FPI

an Inspector appointed by the First Secretary of State

320110791

Planning Inspectorate
009 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Tel: 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

01 APR 2003

Appeal Ref: APP/T2350/A/02/1095635

Land at Deerhouse Farm, Gisburn

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is made by Gisburne Park Estates against the decision of Ribbles Valley Borough Council
- The application (Ref 3/02/0104P), dated 8 January 2002, was refused by notice dated 18 June 2002
- The development proposed is change of use of land from agricultural use to a site for holiday homes and associated engineering operations

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

- 1 A number of drawings have been included with the appeal submission. I understand that the local planning authority made its original decision on the basis of drawing nos JCP/0112a, 0274 3 A which, according to the appellant's letter dated 8 January 2002, is for illustrative purposes only, and 469/SK/01. I will make my decision on the same basis
- 2 The position of the buildings which the appellant intends to retain are inaccurately shown on drawing no. 0274 3 A. I will take this into account in my decision
- 3 The local planning authority refused planning permission partly on the grounds that the proposal would affect highway safety. However, in a letter dated 27 November 2002, I have been informed by the local planning authority that these grounds have been withdrawn

Main Issue

- 4 I consider that the main issue in this case is the effect of the proposal on the visual amenity of the open countryside, landscape and the adjacent Area of Outstanding Natural Beauty (AONB) by reason of its size, scale, design and siting.

Planning Policy

- 5 The development plan for the area includes the Lancashire Structure Plan 1991-2006 adopted in 1997 and the Ribbles Valley Districtwide Local Plan adopted in 1998. Structure Plan Policy 1 states, amongst other things, that development in the open countryside will be limited to uses which help to diversify the rural economy while being in keeping with the rural environment. Such development should be in scale and keeping with the features of landscape character identified in Structure Plan Policy 25. It is unclear from the plan accompanying Policy 25 which of the identified areas of landscape character the appeal site falls within. However, I note that within both the Bowland Fringes and the Rural Valleys the emphasis is on the protection and enhancement of hedgerows, woodland and grasslands. Local Plan Policy ENV2 seeks to protect, conserve or enhance the landscape and character

of areas adjacent to the AONB. Compatibility with policies seeking protection and enhancement of the natural beauty of the AONB will be the most important consideration although regard will also be had to the economic and social well-being of the area. Local Plan Policy ENV3 requires that development immediately adjacent to the AONB should be in-keeping with the character of the landscape area. Local Plan Policy ENV13 does not permit proposals which would harm important landscape features.

6. Appendix 2 to the Local Plan contains an assessment of landscape character. The appeal site is within an area where the absence of inappropriate and intrusive developments such as caravan sites, chalets and intensive recreation is considered to be a positive landscape element.
7. Outside settlements, Local Plan Policy G5 permits small scale tourist developments which are appropriate to the rural area. Policy RT1 seeks to extend the range of tourism and visitor facilities in the area. Such proposals should be well related to settlements, the traffic network and, where possible, public transport. They should not undermine the character, quality or visual amenity of the area. Policy RT5 permits static caravan sites which, amongst other things, have safe access and are not intrusive. Policy RT6 permits touring caravan sites subject to specified criteria. Structure Plan Policy 49 permits static caravan and chalet development which is an integral part of planned recreational facilities and where it would have no adverse impact, either individually or cumulatively, on the local environment.
8. Local Plan Policy G8 sets out sustainability considerations while Policy G1 specifies criteria which will be applied to secure a high standard of building, design and landscape quality.
9. The deposit version of the Joint Lancashire Structure Plan was open to consultations at the time of the Hearing. In these circumstances and in the light of the advice contained in paragraph 48 of Planning Policy Guidance (PPG)1: General Policy and Principles, I can give the emerging Plan only limited weight in my consideration of this appeal. No specific plan policies have been brought to my attention but I note the general support given to diversification of the rural economy.
10. I have had regard to national guidance in my consideration of the appeal, particularly that contained in PPG 7: The Countryside – Environmental Quality and Economic and Social Development, PPG 21: Tourism, and the Rural White Paper 'Our Countryside, The Future'.

Reasons

Effect on visual amenity

11. The appeal site is located in open countryside about 0.5 km to the north west of the village of Gisburn. It comprises a substantial farmstead and 2 small fields on the northern side of Mill Lane. The land on the opposite side of the lane is part of the AONB. The site forms part of a wider area of formal parkland associated with Gisburn Park, a large house situated in the river valley to the north.
12. The main part of the site is screened from the parkland to the north and the higher land on the opposite side of the river by a mature tree belt and the natural contours of the land. The existing farm complex has an uncompromisingly modern character which, in appearance, function and layout, is clearly distinct from the traditional layout of the parkland. In my

opinion, the site adds little to the attractive parkland setting which surrounds it and this is accentuated by the unsympathetic manner in which the buildings cut across a formal avenue of trees which crosses the land.

- 13 The farm stead buildings are substantial and constructed from modern materials. They are particularly prominent from Mill Lane and their presence is accentuated by the untidy mixture of materials used in their construction and the height of some of the structures. While ranges of farm buildings are not an uncommon feature of the countryside, I consider that, in this case, the complex detracts from the particular character and appearance of the surroundings.
- 14 It is proposed to remove the majority of the farm buildings, retaining only the traditionally constructed farmhouse and an adjacent 'bothy' together with a single barn. These would provide a warden's house, an office and an equipment store. The remainder of the site would be set out with spaces for the stationing of 62 static mobile homes. An area to the north of the existing tree belt would provide an open space for use by occupants of the mobile homes. A new vehicular access would be provided from Mill Lane and a footpath/cycle route would be provided to the village.
- 15 The proposed mobile homes would be much lower in height than the existing farm structures. While they would cover a wider area, their scale and bulk would be more easily assimilated against the wooded backdrop. The appellant proposes a mix of wooden clad structures and caravans which are coloured to blend with the background. I am satisfied that this would reduce the prominence of the proposal in the landscape.
- 16 When approaching the site from the village, the proposal would be particularly prominent from the vicinity of Smithy Cottages due to the higher level of the land in this location. However, the appellant proposes additional planting at the rear of the existing roadside stone wall and I am satisfied that this, together with proposed planting around the boundaries of the site, would, in a relatively short period of time, reduce any intrusiveness. From locations on Mill Lane which are closer to the site, the roadside wall would provide a more effective barrier to views and the proposal would benefit to a greater degree from screening afforded by proposed boundary planting and the adjacent estate houses.
- 17 Along the western edge of the site, Mill Lane enters an attractive, narrow valley and the road runs at a level which is below the level of the site. Mobile homes along this side of the site would tend to tower over the road. There are mature trees and shrubs on the steep bank between the road and the site. However, their foliage is not so dense that it would adequately screen the mobile homes from public view. Some additional planting is shown along this boundary on the illustrative details. However, I consider that additional planting would need to be carried out along a greater part of this boundary to ensure that the development was adequately screened. This could be secured by an appropriate planning condition.
- 18 There are few locations within the AONB from which the proposal would be publicly visible. From the bridle path opposite the estate cottages there would be some views into the site but intervening mature trees and woodland would largely screen the proposal. In my opinion, views into the site from the AONB and its boundary would not be so significant that the natural beauty of the AONB would be harmed. I am satisfied that, provided additional screen planting is carried out, the proposal would not intrude unduly into the

countryside and that it would not have any greater effect on the rural landscape than the existing farm complex

- 19 I conclude, therefore, on the main issue that the proposal would not have a harmful effect on the visual amenity of the open countryside, landscape and the adjacent AONB by reason of its size, scale, design and siting. It would not, therefore, be contrary to Structure Plan Policies 1, 25 and 49 or Local Plan Policies ENV2, ENV3, ENV13, RT1, RT5 and G1

Other matters

- 20 At the Hearing, I was informed that the proposal would be operated in a way which would provide income to the estate and that it was an integral part of the appellant's development strategy for this land-holding. In addition, it would support local services provided from the nearby village. In these circumstances, I am satisfied that the proposal would make a significant contribution to the diversification of the rural economy and that it would accord with Structure Plan Policy 49, the provisions of the emerging Structure Plan and national guidance
- 21 The site is close to the village of Gisburn and pedestrian and cycle access to the village would be improved. In my opinion, the site is well placed to take advantage of, and to support, local services. Visitors to the site would not be wholly dependent on the private car. I have noted the comments from local residents regarding the number of similar facilities in the area. However, I consider that the proposal would be a valuable addition to tourism development in the area which national guidance and local policies seek to encourage
- 22 During my site visit I inspected the junction of Mill Lane and the A59. I note that, subject to some junction improvements, the relevant authorities raise no objection to the proposal. I agree with their assessments
- 23 I have taken into account all other matters raised, including the effect on nature conservation interests, noise, litter and pollution. However, none are sufficient to outweigh my conclusions on the main issue which have led me to my decision on this appeal

Conditions

- 24 I have considered the list of conditions suggested by the local planning authority in the light of the advice contained in Circular 11/95. I have imposed the standard time limit condition. As discussed at the Hearing, I have imposed a condition identifying the plans to which this decision relates. I have imposed conditions requiring the submission, approval, implementation and maintenance of a landscaping scheme in order to ensure that the site would be adequately screened. I have already referred to specific areas of additional planting which would be important. I consider that a condition is necessary to govern plot levels in order to control the height of development and to ensure that any intrusion is minimised
- 25 As discussed at the Hearing, visibility splays of 4.5m x 120m at the proposed access would be sufficient to ensure highway safety and would meet the standards contained in Design Bulletin 32 and its companion guide 'Places, Movement and Streets'. I have altered the suggested condition to reflect this. Vehicle movements in and out of the existing access would be significantly reduced by the proposal. The improvement of the access could not, therefore, be reasonably required by a condition imposed on this permission. In the interests

of highway safety and to reduce reliance on the private car, I consider that a condition requiring installation and retention of the proposed footpath/cycle route would be necessary. I have imposed the conditions which require improvements to the Mill Lane/A59 junction in the interests of highway safety. As discussed at the Hearing, I have imposed a condition which restricts the number of units to be installed on the site and controls their positioning and external treatment in order to ensure the satisfactory appearance of the development. For a similar reason, I consider that a condition governing external lighting is necessary.

26. A condition is necessary to ensure that the proposed mobile homes are not occupied as permanent dwellings as this would be contrary to national guidance governing development in the countryside. Annex C to PPG21 gives advice on holiday occupancy conditions. In my opinion, the condition recommended by the local planning authority would be difficult to enforce and its requirements could be easily circumvented by those wishing to do so. I have, therefore, substituted a condition along the lines suggested by PPG21 which could be enforced in the manner described in the guidance.
27. Where possible I have employed the standard conditions recommended by the Circular and I have made a number of minor amendments to bring the conditions in line with circular advice.

Conclusions

28. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

29. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for change of use of land from agricultural use to a site for holiday homes and associated engineering operations at land at Deerhouse Farm, Gisburn in accordance with the terms of the application Ref 3/02/0104P, dated 8 January 2002, and the plans submitted therewith, subject to the following conditions.
- 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
 - 2) This permission shall be implemented in accordance with the details shown on drawings nos ICP/0112a and 469/SK/01 and in line with the illustrative details shown on drawing 0274 3 A.
 - 3) No development hereby permitted shall be commenced until a scheme of landscaping, which shall include the types and numbers of trees and shrubs, their distribution on the site, those areas to be seeded, turfed, paved or hard landscaped, indications of all existing trees and hedgerows on the land and details of any to be retained, changes in level or landform, a maintenance programme and the types and details of fencing and screening has been submitted to and approved in writing by the local planning authority.
 - 4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation or use of any part of the development and shall be maintained in accordance with the approved programme for a period of not less than 5 years from the date of implementation. Within that period, any trees or plants which die, are removed or

become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation

- 5) Prior to the commencement of the development hereby permitted, precise details of the finished ground level of each plot and any details of excavation works shall be submitted to and approved in writing by the local planning authority. No excavated material shall be removed from the site. The development shall be carried out and operated in accordance with the approved details.
- 6) Prior to the commencement of any other site works hereby permitted, a new access shall be constructed in accordance with details which have been previously submitted to and approved in writing by the local planning authority. The details shall include 6m radii, a 5.5m wide surface access road, and visibility splays measuring 4.5m x 120m which, once provided, shall be kept clear of any obstruction more than 1m above the level of the ground.
- 7) Before any of the proposed mobile homes are first brought into use, the pedestrian and cycle way link between the site access road and Park Road shall be constructed in permanent materials to a minimum width of 3.5m and, once provided, shall thereafter be retained.
- 8) No development pursuant to this planning application shall commence unless and until the developer has submitted the following full design and construction details of the required signing and lining improvements at the at-grade junction of the A59(T) with Mill Lane, such details to be agreed by the local planning authority, in consultation with the highway authorities, and shown in outline in drawing 469/SK/01 prepared by Ashley Helme Associates and submitted with the application. The details shall indicate:
 - (i) how the scheme interfaces with the existing highway alignment, details of the carriageway markings;
 - (ii) confirmation of full compliance with current departmental standards (DRMB) and policies.
- 9) No development shall be brought into its intended use unless and until the highway improvements, in accordance with the above, have been implemented to the satisfaction of the local planning authority in consultation with the highway authorities.
- 10) No more than 62 mobile homes (or their equivalent) shall be stationed on the site at any one time. Before the development hereby permitted is commenced, details of the location and external treatment of the mobile homes shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and operated in accordance with the approved details.
- 11) Before the development hereby permitted is commenced, details of lighting within the site, including details of the location and height of columns and the intensity of lighting, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and operated in accordance with the approved details.

- 12) The mobile homes hereby permitted shall not be occupied as permanent dwellings and shall be used for holiday purposes only

Information

30. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court
31. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990
32. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.
33. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr A Walker
Mr M Corder

Planning and Development Network
Landcare

FOR THE LOCAL PLANNING AUTHORITY:

Mr M Kirby BA (Hons), MRIPF Forward Planning Manager

DOCUMENTS:

Document A	List of persons attending the Hearing
Document B	Letter informed interested persons of the Hearing arrangements
Document C	Statement and appendices by the appellant
Document D	Comments in response to the appellant's statement by the local planning authority
Document E	Extract from the adopted Local Plan provided by the local planning authority
Document F	Extract from the adopted Structure Plan provided by the local planning authority
Document G	Documents relating to suggested planning conditions provided by the local planning authority

PLANS:

Plan A	Drawing no JCP/0112 a
Plan B	Drawing no 469/SK/01
Plan C	Drawing no 0274.3 A (illustrative only)
Plans D-E	Superseded drawings

320110791P

APPENDIX 3

PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:

Mr A Kinder
79-81 Manchester Road
Burnley
BB11 1JY

Applicant:

Waterfront Lodges Ltd
C/o Agent

Application Number: 09/00375/FULMAJ

Proposal: Removal of condition 11 on previously approved application 07/00591/FULMAJ

Location: Garstang Marina Nateby Crossing Lane Nateby Preston Lancashire

Wyre Borough Council (the Local Planning Authority) gives notice of its decision to **grant planning permission** for the above proposal, subject to the condition stated below:

1. The chalets shall be used for the purposes of holiday accommodation only and not as a permanent residence.

The reason for the above condition is:

1. The development is approved for holiday use only and occupation on a permanent basis would be contrary to the provisions of Policy SP13 of the adopted Wyre Borough Local Plan 1999 and Policy CORE9 of the 1st Deposit Draft version of the Wyre Borough Local Plan 2001 - 2016.

Attention is drawn to the following notes:

1. The decision to grant planning permission has been taken having regard to Policies SP13 and TREC1 of the Adopted Wyre Borough Local Plan (July 1999), Policies CORE9 and TOUR1 of the Wyre Borough Local Plan 2001-2016 (first deposit draft), PPS7 and to all other relevant material considerations.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:

Garry Payne

Garry Payne BA (Hons) MRTPI
Director of Planning & Regeneration
Date: 30 June 2009

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do.

320110791P

APPENDIX 4

PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:

Mr A Kinder
79-81 Manchester Road
Burnley
BB11 1JY

Applicant:

Woodlands Country Park
C/o Agent

Application Number: 09/00546/FUL

Proposal: Use of caravans for the purpose of holiday accommodation only for 12 months of the year and not as a permanent residence

Location: Woodlands Country Park Skitham Lane Pilling PR3 6BD

Wyre Borough Council (the Local Planning Authority) gives notice of its decision to **grant planning permission** for the above proposal, subject to the condition stated below:

1. The caravans shall be used for the purposes of holiday accommodation only and not as a permanent residence.

The reason for the above condition is:

1. The development is approved for holiday use only and occupation on a permanent basis would be contrary to the provisions of Policy SP13 of the adopted Wyre Borough Local Plan 1999 and Policy CORE9 of the 1st Deposit Draft version of the Wyre Borough Local Plan 2001 - 2016.

Attention is drawn to the following note:

1. The decision to grant planning permission has been taken having regard to Policies SP13 and TREC1 of the Adopted Wyre Borough Local Plan (July 1999), Policies CORE9 and TOUR1 of the Wyre Borough Local Plan 2001-2016 (first deposit draft), PPS7 and to all other relevant material considerations

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:



Garry Payne BA (Hons) MRTPI
Director of Planning & Regeneration
Date: 3 September 2009

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do.

320110791P

APPENDIX 5

320110791P

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: 3/2010/0417

DECISION DATE: 17 December 2010

DATE RECEIVED: 12/10/2010

APPLICANT:

Simpsons Farm Dairies
c/o Agent

AGENT:

Reedley Chartered Town Planning & Architectural
Consultants
2 Reedley Business Centre
Redman Road
Burnley
Lancs
BB10 2TY

DEVELOPMENT PROPOSED: Proposed change of use of agricultural land to form a pitch static caravan holiday park with warden unit, reception, grounds maintenance store and associated landscaping.

AT: land at Aspinall Farm Old Langho Blackburn 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 The permission shall relate to the development as shown on Plan Reference No's SIMPS/01 Dwg 01A, SIMPS/01 Dwg 02A, SIMPS/01 Dwg 03A and SIMPS/01 Dwg 04.

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

- 3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 6 October 2010 and 12 October 2010

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

P.T.O

APPLICATION NO. 3/2010/0417

DECISION DATE: 17 December 2010

4. The development hereby permitted shall not be commenced until details of the proposed landscaping scheme, including wherever possible the retention of existing trees, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, the types and details of all fencing and protection and details on their maintenance.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter in perpetuity 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.

5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately payed in tarmacadam, concrete, block paviers, or other approved materials

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. 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.

The visibility splay to be the subject of this condition shall be that land indicated on the submitted plan drawing No SIMPS/01 drawing 02A and shall be constructed and maintained at verge level in accordance with the scheme submitted

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the street junction or site access

7. No part of the development shall be commenced until all the on-site highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The scheme shall also include details of the materials proposed for the on-site road

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

APPLICATION NO. 3/2010/0417

DECISION DATE: 17 December 2010

8. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the badger survey and report submitted with the application dated June 2010.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

9. Prior to the commencement of any works on site, details of species/habitat protection and mitigation measures shall have been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall include details of how badger protection measures will be incorporated into the development.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV3 and ENV7 of the Ribble Valley Districtwide Local Plan

10. The mobile homes/lodges hereby permitted,

a. shall be occupied for holiday purposes only,

b. shall not be occupied as a person's sole, or main place of residence, and

c. the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

REASON: To comply with the terms of the application, to ensure that the units are used as holiday accommodation only, and not used for unauthorised permanent residential occupation. To comply with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan

11. Before the development hereby permitted is commenced, details of any external lighting, including details of the location and height of columns and the intensity of lighting, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

REASON: In the interests of preserving the visual amenities of the locality and to comply with Policies G1, ENV3, RT1 and RT5 of the Ribble Valley Districtwide Local Plan.

12. The occupation of the Warden's Unit shall be limited to a person solely employed by the owner of the site as a Site Warden to help with the day-to-day running of the site

REASON: In order to comply with Policies G1, H2 and ENV3 of the Ribble Valley Districtwide Local Plan. The site is within an area where residential development for purposes other than the essential requirements of agriculture, forestry or other uses appropriate for a rural area, are not normally permitted

13. No more than nineteen (19) mobile homes (or their equivalent) shall be stationed at any one time on the site as defined in red on this application. Notwithstanding the details submitted with this application, before any unit is stationed, precise details of the specification, design and external materials of the units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details

REASON: In the interests of visual amenity and to comply with Policies G1, ENV3, RT1 and RT5 of the Ribble Valley Districtwide Local Plan

P.T.O.

- 14 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. The root protection zone shall be 12 x the DBH (unless otherwise agreed in writing with the LPA), and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value is afforded maximum physical protection from the adverse effects of development.

15. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed, with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO. 3/2010/0417

DECISION DATE: 17 December 2010

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy H2 - Dwellings in the Open Countryside.
Policy ENV3 - Development in Open Countryside.
Policy ENV7 - Species Protection.
Policy RT1 - General Recreation and Tourism Policy.
Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites
Good Practice Guide on Planning for Tourism 2006

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.

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. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
4. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 15 in the Parish of Dinckley and Billington and Langho runs through the site



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

320110791P

APPENDIX 6

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: 3/2010/1025

DECISION DATE: 22 March 2011

DATE RECEIVED: 21/12/2010

APPLICANT:

Mr S Leeming
c/o Agent

AGENT:

Reedley Chartered Town Planning & Architectural
Consultants
2 Reedley Business Centre
Redman Road
Burnley
Lancs
BB10 2TY

DEVELOPMENT PROPOSED: Variation of condition no 2 (time and occupancy restrictions) of planning consent 3/1990/0414P, to be replaced with a condition reading 'The caravans shall be used for the purpose of holiday accommodation only and not as a permanent residence'

AT: Rimington Caravan Park Cross Mill Lane Rimington 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 five 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. Notwithstanding the submitted details, the terms of occupancy of the 12 static caravan pitches on the red edged approved plan shall be as follows:
 - (i) The caravans shall be occupied for holiday purposes only.
 - (ii) The caravans shall not be occupied as a persons sole or main place of residence.
 - (iii) The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person.

P T O.

APPLICATION NO. 3/2010/1025

DECISION DATE: 22March 2011

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy RT1 - General Recreation and Tourism Policy
Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites
RVBC Caravan Compendium - A Guide To Policy and Implementation
DCLG Good Practice Guide on Planning For Tourism

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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 The applicant and persons subsequently wishing to implement this permission are reminded that a formal Section 106 Planning Agreement applies



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

ACCESS FOR THE FIRE BRIGADE

Your attention is drawn to the provisions of Section 31 of the County of Lancashire Act 1984. This states that plans for the erection or extension of a building and deposited in accordance with the Building Regulations shall be rejected unless they show that there will be adequate means of access for the Fire Brigade and that the proposed works will not render inadequate any existing means of access. For further information or advice please contact the Building Control Section at the Council Offices, Clitheroe or telephone 01200 425111.

ACCESS AND FACILITIES FOR DISABLED PEOPLE at premises open to the public, educational establishments, shops, offices, factories and places of work

Your attention is drawn to the provisions of Sections 4,7,8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Codes of Practice: for Access for the Disabled to Buildings (B.S.5810:1979) and the Means of Escape for the Disabled (B.S.5588), and Design Note 18 Access for the Physically Disabled to Education Buildings.

Section 4 of the 1970 Act requires that: "Any person undertaking the provision of any building or premises to which the public are to be admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary convenience (if any), make provision, in so far as it is in the circumstances both practicable and reasonable, for the needs of members of the public visiting the building or premises who are disabled".

Educational Buildings, Offices, Factories, etc.

Sections 8 and 8A require that any person providing premises for educational purposes, offices, factories or other places of work shall make similar provisions as detailed in Section 4 of the needs of disabled people using the premises.

Signs

Section 7 requires that signs indicating where provision has been made for the disabled shall be displayed outside the premises and in any associated car parks. These should indicate where the provision is made and appropriate routes to them.

Building Regulations and the needs of the Disabled

Plans submitted under the Building Regulations may be rejected if they do not take proper account of the needs of the disabled. AT THIS EARLY STAGE YOU MAY WISH TO GIVE CONSIDERATION AS TO WHAT PROVISIONS FOR THE DISABLED MAY BE APPROPRIATE IN YOUR PROPOSED DEVELOPMENT.

If you require any further information about the statutory requirements in designing for the needs of the disabled you should contact the Building Control Section, Council Offices, Church Walk, Clitheroe, BB7 2RA, Telephone: 01200 425111

APPEALS TO THE SECRETARY OF STATE

Planning Applications

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990

If you want to appeal, then you must do so within 6 months of the date of this notice, if this is a refusal of planning permission for a householder application then you must appeal within 12 weeks of the date of this notice, using a form which you can obtain from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. no. 0117 372 6372 or online at www.planningportal.gov.uk/pcs. The Planning Inspectorate has introduced an online appeals service, which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Refusals

You may be entitled to a free resubmission subject to certain criteria. Please contact the Development Department to discuss

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990. SEE OTHER SIDE for information on applications for Advertisement Consent, Listed Building Consent and Conservation Area Consent including rights of appeal

STATUTORY NOTES FOR PLANNING DECISION NOTICES

APPEALS TO THE SECRETARY OF STATE

Application for Listed Building Consent and Conservation Area Consent

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990, within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Conservation Areas) Act 1990

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act 1990

Listed Building Purchase Notices and Compensation

If the applicant is aggrieved by the decision of the local planning authority:

- a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- b) to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990 within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay on giving notice of appeal.

ADVERTISEMENTS

Application for Consent to Display an Advertisement

Standard Conditions

The Town and Country Planning (Control of Advertisements) Regulations 1989 impose the following standard conditions for all consents to display advertisements.

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Appeals to the Secretary of State

You have the right of appeal against the local planning authority's refusal of consent for an advertisement or grant of consent subject to a condition with which you are dissatisfied. The appeal is made to the Secretary of State using a form (ask for advertisement appeal forms) obtained from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel no 0117 372 6372. You must appeal within 8 weeks of receiving the decision notice

Illegal Display of Advertisements

A person who displays an advertisement in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1989, shall be liable on summary conviction of an offence under Section 109(2) of the Act, to a fine of £400 and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.

OTHER PERMISSIONS

The attached notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw or order of regulation.

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: 3/2010/1026

DECISION DATE: 22 March 2011

DATE RECEIVED: 21/12/2010

APPLICANT:

Mr S Leeming
c/o Agent

AGENT:

Reedley Chartered Town Planning & Architectural
Consultants
2 Reedley Business Centre
Redman Road
Burnley
Lancs
BB10 2TY

DEVELOPMENT PROPOSED: Variation of condition no. 2 (time/occupancy restrictions) of planning consent 3/1999/0758P, to read 'The caravans shall be used for the purpose of holiday accommodation only and not as a permanent residence'

AT: Rimington Caravan Park Cross Hill Lane Rimington 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 five 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 Notwithstanding the submitted details, the terms of occupancy of the 33 static caravan pitches on the red edged approved plan shall be as follows:
 - (i) The caravans shall be occupied for holiday purposes only
 - (ii) The caravans shall not be occupied as a persons sole or main place of residence.
 - (iii) The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person

P. I. O.

APPLICATION NO. 3/2010/1026

DECISION DATE: 22 March 2011

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy RI1 - General Recreation and Tourism Policy
Policy RI5 - New Static Caravan Sites and Extensions to Existing Sites
RVBC Caravan Compendium - A Guide To Policy and Implementation
DCLG Good Practice Guide on Planning For Tourism

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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. The applicant and persons subsequently wishing to implement this permission are reminded that a formal Section 106 Planning Agreement applies.


R STEWART BAILEY

DIRECTOR OF DEVELOPMENT SERVICES

ACCESS FOR THE FIRE BRIGADE

Your attention is drawn to the provisions of Section 31 of the County of Lancashire Act 1984. This states that plans for the erection or extension of a building and deposited in accordance with the Building Regulations shall be rejected unless they show that there will be adequate means of access for the Fire Brigade and that the proposed works will not render inadequate any existing means of access. For further information or advice please contact the Building Control Section at the Council Offices, Clitheroe or telephone 01200 425111.

ACCESS AND FACILITIES FOR DISABLED PEOPLE at premises open to the public, educational establishments, shops, offices, factories and places of work

Your attention is drawn to the provisions of Sections 4,7,8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Codes of Practice: for Access for the Disabled to Buildings (B.S.5810:1979) and the Means of Escape for the Disabled (B.S.5588), and Design Note 18 Access for the Physically Disabled to Education Buildings.

Section 4 of the 1970 Act requires that: "Any person undertaking the provision of any building or premises to which the public are to be admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary convenience (if any), make provision, in so far as it is in the circumstances both practicable and reasonable, for the needs of members of the public visiting the building or premises who are disabled".

Educational Buildings, Offices, Factories, etc.

Sections 8 and 8A require that any person providing premises for educational purposes, offices, factories or other places of work shall make similar provisions as detailed in Section 4 of the needs of disabled people using the premises.

Signs

Section 7 requires that signs indicating where provision has been made for the disabled shall be displayed outside the premises and in any associated car parks. These should indicate where the provision is made and appropriate routes to them.

Building Regulations and the needs of the Disabled

Plans submitted under the Building Regulations may be rejected if they do not take proper account of the needs of the disabled. AT THIS EARLY STAGE YOU MAY WISH TO GIVE CONSIDERATION AS TO WHAT PROVISIONS FOR THE DISABLED MAY BE APPROPRIATE IN YOUR PROPOSED DEVELOPMENT.

If you require any further information about the statutory requirements in designing for the needs of the disabled you should contact the Building Control Section, Council Offices, Church Walk, Clitheroe, BB7 2RA, Telephone: 01200 425111

APPEALS TO THE SECRETARY OF STATE

Planning Applications

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990

If you want to appeal, then you must do so within 6 months of the date of this notice, if this is a refusal of planning permission for a householder application then you must appeal within 12 weeks of the date of this notice, using a form which you can obtain from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. no 0117 372 6372 or online at www.planningportal.gov.uk/pcs. The Planning Inspectorate has introduced an online appeals service, which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal) This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal

Refusals

You may be entitled to a free resubmission subject to certain criteria. Please contact the Development Department to discuss.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990. SEE OTHER SIDE for information on applications for Advertisement Consent, Listed Building Consent and Conservation Area Consent including rights of appeal

STATUTORY NOTES FOR PLANNING DECISION NOTICES

APPEALS TO THE SECRETARY OF STATE

Application for Listed Building Consent and Conservation Area Consent

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990, within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act 1990.

Listed Building Purchase Notices and Compensation

If the applicant is aggrieved by the decision of the local planning authority:

- a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- b) to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990 within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay on giving notice of appeal.

ADVERTISEMENTS

Application for Consent to Display an Advertisement

Standard Conditions

The Town and Country Planning (Control of Advertisements) Regulations 1989 impose the following standard conditions for all consents to display advertisements.

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military)

Appeals to the Secretary of State

You have the right of appeal against the local planning authority's refusal of consent for an advertisement or grant of consent subject to a condition with which you are dissatisfied. The appeal is made to the Secretary of State using a form (ask for advertisement appeal forms) obtained from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. no 0117 372 6372. You must appeal within 8 weeks of receiving the decision notice.

Illegal Display of Advertisements

A person who displays an advertisement in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1989, shall be liable on summary conviction of an offence under Section 109(2) of the Act, to a fine of £400 and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.

OTHER PERMISSIONS

The attached notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw or order of regulation.

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: 3/2010/1027

DECISION DATE: 22 March 2011

DATE RECEIVED: 21/12/2010

APPLICANT:

Mr S Leeming
c/o Agent

AGENT:

Reedley Chartered Town Planning & Architectural
Consultants
2 Reedley Business Centre
Redman Road
Burnley
Lancs
BB10 2TY

DEVELOPMENT PROPOSED: Variation of condition no. 1 (time/occupancy restrictions) of planning consent 3/2006/0932P, to read 'The caravans shall be used for the purpose of holiday accommodation only and not as a permanent residence'.

AT: Rimington Caravan Park Cross Hill Lane Rimington 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 Notwithstanding the submitted details, the terms of occupancy of the site as defined on the red edged approved plan shall be as follows:
 - (i) The caravans shall be occupied for holiday purposes only.
 - (ii) The caravans shall not be occupied as a persons sole or main place of residence
 - (iii) The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with Policies G5 and RI5 of the Ribble Valley Districtwide Local Plan in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person

- 2 Prior to commencement of use for the extended period, precise details of external lighting to be used throughout the site shall be submitted to and approved in writing by the Local Planning Authority

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan in order to protect the visual amenities of the area.

- 3 There shall be no use of the clubhouse by persons other than those who have caravans on the site and under no circumstances shall they be used outside the period 1 March to 31 January in any succeeding year.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in order to limit traffic and pedestrian movement associated with the site
P.T.O.

APPLICATION NO. 3/2010/1027

DECISION DATE: 22 March 2011

4. The total number of pitches on site shall not exceed 155 (including a maximum of 45 touring pitches).

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan in the interests of road safety and the visual amenities of the area.

5. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on 15 January 2007 which show a revised red edge to the site incorporating the clubhouse.

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

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy RT1 - General Recreation and Tourism Policy
Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites
RVBC Caravan Compendium - A Guide To Policy and Implementation
DCLG Good Practice Guide on Planning For Tourism

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

ACCESS FOR THE FIRE BRIGADE

Your attention is drawn to the provisions of Section 31 of the County of Lancashire Act 1984. This states that plans for the erection or extension of a building and deposited in accordance with the Building Regulations shall be rejected unless they show that there will be adequate means of access for the Fire Brigade and that the proposed works will not render inadequate any existing means of access. For further information or advice please contact the Building Control Section at the Council Offices, Clitheroe or telephone 01200 425111.

ACCESS AND FACILITIES FOR DISABLED PEOPLE at premises open to the public, educational establishments, shops, offices, factories and places of work

Your attention is drawn to the provisions of Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Codes of Practice: for Access for the Disabled to Buildings (B.S.5810:1979) and the Means of Escape for the Disabled (B.S.5588), and Design Note 18 Access for the Physically Disabled to Education Buildings.

Section 4 of the 1970 Act requires that: "Any person undertaking the provision of any building or premises to which the public are to be admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary convenience (if any), make provision, in so far as it is in the circumstances both practicable and reasonable, for the needs of members of the public visiting the building or premises who are disabled"

Educational Buildings, Offices, Factories, etc.

Sections 8 and 8A require that any person providing premises for educational purposes, offices, factories or other places of work shall make similar provisions as detailed in Section 4 of the needs of disabled people using the premises

Signs

Section 7 requires that signs indicating where provision has been made for the disabled shall be displayed outside the premises and in any associated car parks. These should indicate where the provision is made and appropriate routes to them.

Building Regulations and the needs of the Disabled

Plans submitted under the Building Regulations may be rejected if they do not take proper account of the needs of the disabled. AT THIS EARLY STAGE YOU MAY WISH TO GIVE CONSIDERATION AS TO WHAT PROVISIONS FOR THE DISABLED MAY BE APPROPRIATE IN YOUR PROPOSED DEVELOPMENT.

If you require any further information about the statutory requirements in designing for the needs of the disabled you should contact the Building Control Section, Council Offices, Church Walk, Clitheroe, BB7 2RA, Telephone: 01200 425111

APPEALS TO THE SECRETARY OF STATE

Planning Applications

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990

If you want to appeal, then you must do so within 6 months of the date of this notice, if this is a refusal of planning permission for a householder application then you must appeal within 12 weeks of the date of this notice, using a form which you can obtain from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel no. 0117 372 6372 or online at www.planningportal.gov.uk/pcs. The Planning Inspectorate has introduced an online appeals service, which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal

Refusals

You may be entitled to a free resubmission subject to certain criteria. Please contact the Development Department to discuss.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990. SEE OTHER SIDE for information on applications for Advertisement Consent, Listed Building Consent and Conservation Area Consent including rights of appeal

STATUTORY NOTES FOR PLANNING DECISION NOTICES

APPEALS TO THE SECRETARY OF STATE

Application for Listed Building Consent and Conservation Area Consent

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990, within 6 months of the date of this notice (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act 1990.

Listed Building Purchase Notices and Compensation

If the applicant is aggrieved by the decision of the local planning authority:

- a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- b) to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990 within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay on giving notice of appeal.

ADVERTISEMENTS

Application for Consent to Display an Advertisement

Standard Conditions

The Town and Country Planning (Control of Advertisements) Regulations 1989 impose the following standard conditions for all consents to display advertisements.

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Appeals to the Secretary of State

You have the right of appeal against the local planning authority's refusal of consent for an advertisement or grant of consent subject to a condition with which you are dissatisfied. The appeal is made to the Secretary of State using a form (ask for advertisement appeal forms) obtained from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. no 0117 372 6372. You must appeal within 8 weeks of receiving the decision notice.

Illegal Display of Advertisements

A person who displays an advertisement in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1989, shall be liable on summary conviction of an offence under Section 109(2) of the Act, to a fine of £400 and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.

OTHER PERMISSIONS

The attached notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw or order of regulation.