

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0485

DECISION DATE: 08 October 2010

DATE RECEIVED: 18/06/2010

320110943P

APPLICANT:

Mr & Mrs W West
Northwood
Longsight Road
Clayton-Le-Dale
Lancashire
BB1 9EX

AGENT:

IMD & Associates Ltd
1 Sentinal Court
Wilkinson Way
off Haslingden Road
Blackburn
Lancs
BB1 2EH

DEVELOPMENT PROPOSED: Change of use of land to extend the existing caravan and camping site to include new static caravans, alterations to existing access and alterations to existing garage/outbuildings

AT: Northwood Longsight Road Clayton-Le-Dale Lancashire BB1 9EX

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 no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the development as shown on Drawing Nos. 777.01, 01B, 03A, 04 and 05

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Prior to the commencement of any development a visibility splay of 215m in both directions, measured 2.4m back from the carriageway edge shall be physically marked out at the site to be inspected and agreed in writing by the Local Planning Authority (in consultation with the County Highway Authority).

REASON: To ensure that the sightlines are fully achievable before any other development works are commenced, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

4. Prior to the first use of the site for the purposes hereby permitted, the improvements to the site access shall be carried out in accordance with the details shown on the submitted plans, and a visibility splay of 215m in both directions, measured 2.4m back from the carriageway edge shall be provided. Thereafter, the access in its improved form and the visibility splay shall be permanently retained. Nothing in excess of 0.9m above carriageway level shall be placed, constructed or grown within the visibility splay.

REASON: In the interest of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the formation of the internal site roads, precise details of their proposed surface materials shall be submitted to and approved in writing by the Local Planning Authority.

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

6. None of the additional touring caravan pitches hereby permitted shall be used and no static caravans shall be brought to the site until details of the scheme of landscaping and supplementary boundary screen planting have 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 and the types and details of all fencing and screening.

The approved landscaping/screen planting scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The terms of occupancy of the 11 static caravans hereby permitted 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 of the site shall maintain an up to date register of the names of all owners/occupiers of the static caravans on the site, and their main home address, 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.

8. The period of occupancy of the site shall be limited to 7 March to 6 January in any succeeding year. Outside these dates, there shall be no touring caravans on the site and no static caravans shall be occupied.

REASON: In accordance with Policy RI6 of the Ribble Valley Districtwide Local Plan to ensure that the site is for short stay visitor usage only.

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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 holiday caravan sites and extensions to existing sites.

Policy RT6 - New Touring Caravan Sites and Extensions to Existing Sites.

SUMMARY OF REASONS FOR APPROVAL

The proposed development will provide a new tourist facility in an appropriate location with no seriously detrimental effects upon visual amenity, the amenities of nearby residents or 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