

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0426

DECISION DATE: 13 July 2012

DATE RECEIVED: 03/05/2012

APPLICANT:

D & R Rainford
c/o Agent

AGENT:

Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
Lancs
BB10 2TY

DEVELOPMENT Static caravan/lodge park for 19no. pitches.

PROPOSED:

AT: Lower Moss Farm Lower Lane Longridge Lancashire PR3 2YG

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 Drawing Numbers RA/05aDwg 01, 02 & 03.

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

3. The landscaping of the site shall be carried out in accordance with the scheme shown on submitted Drawing Number RAI/05a/Dwg2. All hedgerow and tree planting comprised in the approved scheme shall be carried out in the first planting season following the grant of this planning permission (unless any other timescale has first been agreed in writing by the Local Planning Authority) Following implementation of the scheme, all planting shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

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4. Except for the bollard lighting shown on Drawing Number RAI/05a DWG 02, no other external lighting shall be installed at the site at any time unless a further planning permission has first been granted in respect thereof.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the amenity of the area.

5. The occupancy of the 19 caravans/lodges hereby permitted shall be subject to the following restrictions:
- i) They shall be occupied for holiday purposes only
 - ii) They 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 the individual caravans/lodges 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 as 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.

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.

National Planning Policy Framework (NPPF)

Summary of reasons for approval

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

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. 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.


JOHN HEAP

DIRECTOR OF COMMUNITY SERVICES