



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No: 320120426 P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning 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:	D E R		
Last name:	Rainford				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	C/O Agent				
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):	Axiom Town Planning				
Unit:		House number:	2	House suffix:	
House name:	Reedley Business Centre				
Address 1:	Redman Road				
Address 2:	Reedley				
Address 3:					
Town:	Burnley				
County:	Lancashire				
Country:					
Postcode:	BB10 2TY				

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Static caravan / lodge Park for 19 units.

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. 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?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		Timber	☐	☐
Roof		Shingle & seedum	☐	☐
Windows		Timber	☐	☐
Doors		Timber	☐	☐
Boundary treatments (e.g. fences, walls)		Hedgerow, post & rail fencing and dry stone walling	☐	☐
Vehicle access and hard-standing		Tarmac, raised setts	☐	☐
Lighting		Low level bollard	☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

OAS
RA1/059 DWG 01 02 03

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars		38	38
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☒ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

former poultry farm

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1					
Shops	☐				
Net tradable area:	☐				
A2					
Financial and professional services	☐				
A3					
Restaurants and cafes	☐				
A4					
Drinking establishments	☐				
A5					
Hot food takeaways	☐				
B1 (a)					
Office (other than A2)	☐				
B1 (b)					
Research and development	☐				
B1 (c)					
Light industrial	☐				
B2					
General industrial	☐				
B8					
Storage or distribution	☐				
C1					
Hotels and halls of residence	☐				
C2					
Residential institutions	☐				
D1					
Non-residential institutions	☐				
D2					
Assembly and leisure	☐				
OTHER					
19 100985 @	☐	—	—	2373.48	2373.48
Please Specify					
(12492)	☐				
Total				2373.48	2373.48

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			2

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
COFFEE PARK	24hrs	24hrs	24hrs	—
—	—	—	—	—
—	—	—	—	—

21. Site Area

Please state the site area in hectares (ha)

1.54

22. Industrial or Commercial Processes and Machinery

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Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate 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):

24. 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):

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25. 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:

Date (DD/MM/YYYY):

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(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
	NA	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

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21/4/12

26. 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 correct fee: £1690.00☒

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☒ The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):☒☒ 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):☒

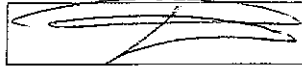
27. Declaration

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):



2/4/12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. 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@quilonip.co.uk

30. 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:

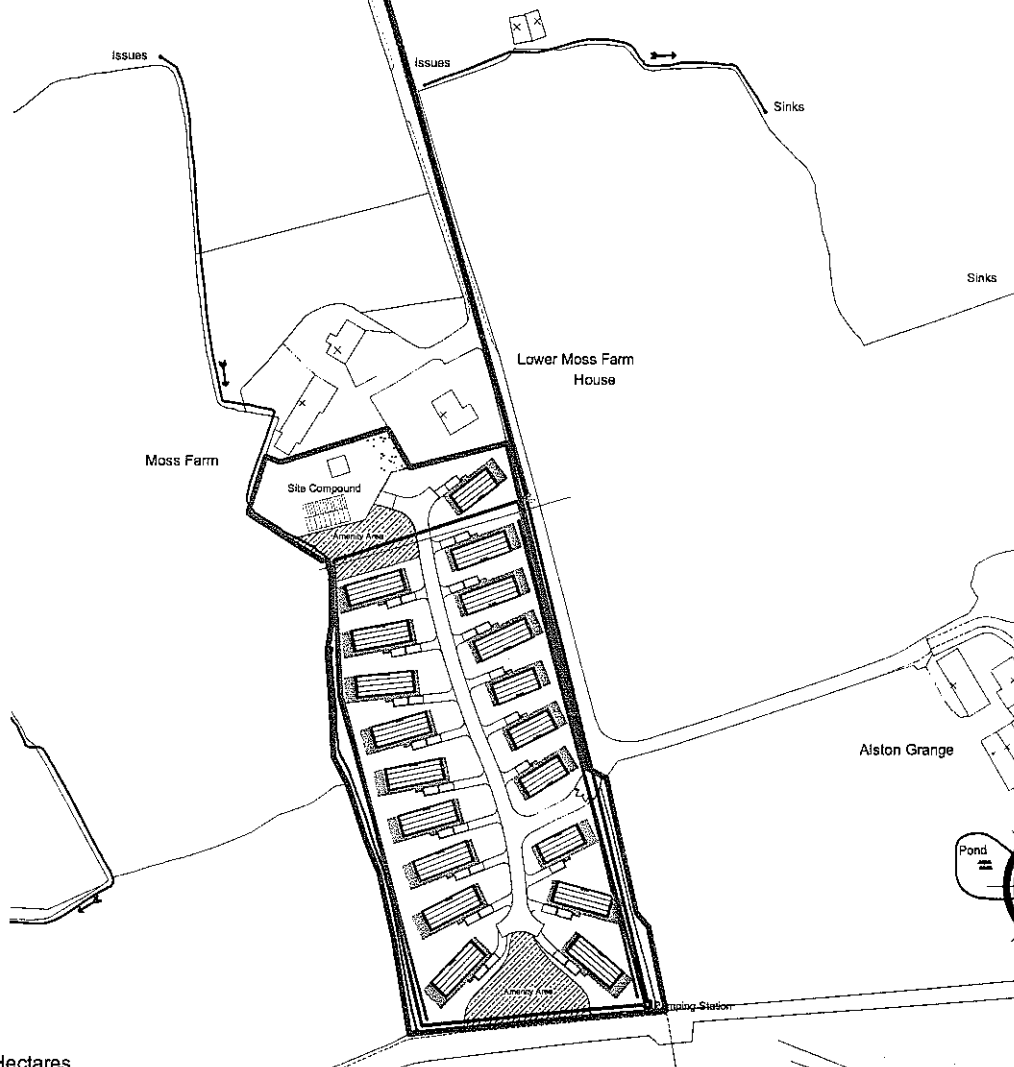
Telephone number:

Email address:

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-  Foul Drainage (Underground)
-  Water Supply (Underground)

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Site Area: 1.54 Hectares

LOCATION PLAN

Site: Proposed Caravan Park
Moss Farm
Lower Lane
Longridge

Client: David and Richard Rainford

Drawn: RLJ

Date: 02.04.12

Scale: 1:2500 @ A4

Project No: RA1/05a Dwg 01

Amendments:

Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon  RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reddley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

DESIGN AND ACCESS STATEMENT

320120426P

SITE: MOSS FARM, LOWER LANE, LONGRIDGE

PROPOSAL: STATIC CARAVAN / LODGE PARK

1 ASSESSMENT

- 1.1 Moss Farm is situated just to the south of Longridge and is accessed via a track which runs south from Lower Lane. Land in the vicinity generally slopes down to the south and is primarily in agricultural use, although to the south is one of the Alston Reservoirs and to the east is College Wood. The height of the reservoir effectively precludes views to the south from the site, and the sloping bank is grassed. There are other properties and residential development comprising the southern fringe of Longridge within sight of the farm. The holding extends to approximately 4.5 acres, most of which was built on in connection with the pullet rearing enterprise which ceased to trade and was formally cleared from site when the initial consent was granted under reference 3/2007/0060.
- 1.2 The holding comprised an agricultural worker's dwelling granted planning permission in 1987, nine large poultry sheds and several smaller buildings. Six of the poultry sheds measured 30 x 10m and three were larger, the largest being 46 x 10m. They were of timber construction with corrugated asbestos roofs, and had a height to the ridge of 5 metres; all were supplied by individual feed hoppers which were considerably taller with large ventilation units on the ridge. The smaller buildings include a storage building, a woodwork shop and a workshop incorporating an office, canteen and staff facilities and they remain on site associated with the manufacture of the purpose built chalets.

1.3 Access to the site is down a straight track with a sound sealed surface, with grass verges for much of its length and hedges on either side. Most of the boundary of the site is similarly defined by hedges with some post and rail fencing and dry stone walling. The track is also a public footpath, which continues in a southerly direction where the track turns east and links with the wider footpath network. The main point of access into the holding is also taken from the track at this point. The necessary passing places have been implemented as sought in the initial planning consent granted under reference 3/2007/0060.

1.4 Policies in the Development Plan are informed by Government advice issued in the National Planning Policy Framework which took effect on the 27 March 2012 which effectively supersedes previous advice contained in the Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The basic tenet of the NPPF framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking. Furthermore in sub-section 3 entitled Supporting a Prosperous Rural Economy, paragraph 28 states "*planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *Promote the development and diversification of agriculture and other land based rural businesses;*
- *Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."*

- 1.5 The Ribble Valley Districtwide Local Plan proposals map indicates that the farm is situated in open countryside, development within which is limited to that set out in policy G5 and further constrained by the landscape protection policy ENV3. However policy G5 permits small scale development that falls within a number of categories including that associated with tourism, and policy RT1 would in principle be supportive of development that extends the range of tourism and visitor facilities in the Borough. Policy ENV3 requires that development should be in keeping with the character of the landscape area

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- 1.6 Policy RT5 relates to the provision of static holiday caravan sites and so is applicable in this instance. Such development proposals will be approved provided that they are not intrusive in the landscape, have a safe means of access and are not situated on land that is susceptible to flooding; policies ENV1 (AONB) and ENV4 (green belt) referred to are not applicable in this instance. Policy G1 is a general policy which details a number of development control criteria that may be applicable in the determination of planning applications. The proposals map also indicates that the reservoirs are subject to policy ENV9 which defines them as a County Biological Heritage Site and policy RT17 which supports water based recreation, and that College Wood is defined by policy ENV12 as an ancient woodland.

2 INVOLVEMENT

- 2.1 Works on the commencement of the development are well advanced with site clearance being completed and a substantial amount of infrastructure has been installed but regrettably the pre-conditions were not formally discharged and therefore the original consent under 3/2007/0060 and the subsequent consent to vary the occupancy condition under application 3/2010/0132 is likewise no longer valid.
- 2.2 In view of this position informal discussions have been held with Sarah Westwood a Senior Planning Officer with the Council who was the original case officer to discuss the situation and assess the likelihood of a replacement consent being issued for the same development as initially granted consent back in 2007. Miss Westwood indicated that there had been no policy changes which would logically lead the Council to coming to a differing recommendation at officer level

3 RELEVANT PLANNING HISTORY

- 3.1 3/2007/0060 - Change of use of poultry farm to form a 21 pitch static caravan park and ancillary storage building - Approved with conditions 30 April 2007
- 3/2010/0132 - Variation of Condition 6 on planning consent 3/2007/0060/P so that it reads "The chalets shall be used for the purpose of holiday accommodation only and not as a permanent residence" - Approved on 21 May 2010.

4 EVALUATION

320120426P

- 4.1 Works to implement the consent were initiated almost immediately following the granting of the consent in 2007 with the clearance of the site and the installation of the necessary site infrastructure to facilitate its development for the approved lodge scheme. It has advanced to such a stage that as well as the infrastructure the first of the lodges has actually been sited.
- 4.2 Difficulties were experienced with securing the necessary authority to install the requisite passing bays along the lane and the project stalled while this was satisfactorily resolved. However in the interim despite amending one condition the other pre-conditions on the consent were not formally discharged hence the need to reinstate the original consent with a new planning permission.

5 DESIGN

- 5.1 The initial scheme granted consent for 21 lodges although at that time the style of lodge was not known. Our clients have researched the availability of different designs of lodges from a variety of manufacturers and came to the view that it would be preferable to build bespoke units and details of these are attached as an integral part of the application and one unit has actually been constructed on site. The quality of these units far exceeds anything currently available by any existing manufacturer in the UK and equally as a result it has been decided to improve the space around individual units and therefore the density has been reduced from 21 units to 19 units.

5.2 The initial approval also sought the full approval of landscaping details by condition and again to avoid the imposition of a further condition a full comprehensive landscaping scheme has been incorporated within this latest submission.

5.3 The initial approval also sought confirmation of the lighting and again rather than have this imposed as a condition on any new consent then details of the lighting have been incorporated within the latest scheme.

6 ACCESS

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6.1 The site benefits from safe access to and from Lower Lane, along which there is a 30mph speed restriction. A bus service operates along Lower Lane, which therefore makes the site accessible by public transport. Within the site the introduction of a one-way system for vehicles will reduce the opportunity for conflict with pedestrians. Access into the lodges from the parking spaces will be ramped at no greater than 1 in 12 gradient.

6.2 The necessary passing bays required to be provided for the earlier application have now been created thereby easing free movement of vehicles along Moss Lane and therefore this previous condition need not be carried forward onto any new consent issued.

April 2012