

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0910

DECISION DATE: 14 May 2013

DATE RECEIVED: 16/10/2012

APPLICANT:

Mr R Hanson
Bridge Heywood Caravan Park
Dunkirk Farm
Whalley Road
Read
Lancashire
BB12 7RR

AGENT:

GVA Hotels and Leisure
First Floor City Point
29 King Street
Leeds
West Yorkshire
LS1 2HL

DEVELOPMENT PROPOSED: Proposed change of use of land for the siting of 15 new static holiday caravans in place of the storage area which will be relocated.

AT: Bridge Heywood Caravan Park, Dunkirk Farm, Whalley Road, Read, Lancashire, BB12 7RR

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. This permission shall relate to the proposal as shown on drawing numbers 2012-12/502/E, 503/E and SK1/B.

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

3. Whilst the details of landscaping and additional screen planting shown on drawing number 2012-12/502/E are considered to be acceptable in principle, a more detailed scheme of landscaping/screen planting shall be submitted for the approval of the Local Planning Authority. This detailed scheme shall indicate the types and numbers of trees and shrubs, their location on the site, their size at planting and their spacings.

The approved detailed landscaping/screen planting scheme shall be implemented in the first planting season following either the siting of the first caravan on any of the approved new 15 static caravan pitches, or the use of the approved new touring caravan storage area. The planting shall be maintained thereafter for a period of not less than five 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 to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 -2028 - a

Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Prior to the commencement of any works to reduce existing ground levels (as shown on drawing number 2012-12/503/E) all existing trees bordering the areas affected by those ground works shall be protected with a route protection area in accordance with BS5837 (trees in relation to construction) precise details of which shall first have been submitted to and approved in writing by the Local Planning Authority. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any ground remodelling works are commenced. The monitoring schedule shall then be implemented in accordance with the agreed details. The root protection area shall remain in place until all ground remodelling works have been completed and all excess materials have been removed from the site.

REASON: In order to ensure that the trees adjoining the areas of ground remodelling works are afforded maximum physical protection from any possible adverse effects of those works in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) - Flooding and Drainage Assessment for a Proposed Extension to Bridge Heywood Caravan Park, Read - project number 7119 dated August 2012 - and following the mitigation measures detailed within that FRA. The mitigation measures shall be fully implemented prior to the first occupation of any caravan within the approved area of 15 new static caravan pitches; and subsequently in accordance with the timing and phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants in order to satisfy the requirements of the National Planning Policy Framework and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy must demonstrate the surface water run-off generated up to and including the 1:10 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the first occupation of any of the caravans within the approved area of 15 new static caravan pitches.

REASON: To ensure satisfactory drainage of the site in order to satisfy the requirements of National Planning Policy Framework and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. The riparian woodland strip shall be buffered from the proposed new static caravan pitches by the fencing off of a 3m wide strip from the top of the bank into the existing touring caravan storage area, and the enclosed area shall be allowed to regenerate. The fencing shall be erected prior to the first use of any of the new caravan pitches, and in accordance with details relating to its position, height and "design" that have first been submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be retained in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In the interests of the ecology of the site and to comply with Policy G1 of the Ribble Valley

Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. The edge of the woodland that adjoins the proposed new touring caravan storage area shall be buffered from that area by fencing off a 6m strip around the end of that area. This strip shall be allowed to regenerate naturally and shall be mown only occasionally (no more than once a year).

REASON: In the interests of the ecology of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

9. Prior to any static caravan being sited on any of the approved new 15 pitches, precise details of its external colour shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, there should be no change to the colour of the caravans on these pitches without the prior written permission of the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - a Local Plan for Ribble Valley Regulation 22 Submission Draft.

Relevant planning policy

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy ENV4 - Green Belt.

Policy RT1 - General Recreation and Tourism Policy.

Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites.

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

Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft

Policy DMG1 - General Considerations.

Policy EN1 - Green Belt.

Policy DMB3 - Recreation and Tourism Development.

National Planning Policy Framework (NPPF).

NPPF Working with applicants

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

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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 is advised that the River Calder adjoining the site is designated a "main river" and is therefore subject to Land Drainage Bye-laws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or other structure erection within 8m of the top of any bank/retaining wall of the watercourse without the prior written consent of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Environment Agency for consideration. The grant of planning permission is no guarantee that Flood Defence Consent will be approved and shall not prejudice the Environment Agency's formal determination of the application. The Environment Agency has a right of entry to the River Calder by virtue of Section 172 of the Water Resources Act 1991 and right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES