

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

VARIATION OF CONDITION

APPLICATION NO: 3/2012/0920

DECISION DATE: 11 December 2012

DATE RECEIVED: 26 October 2012

APPLICANT:

Park Leisure 2000 Ltd
Tudor Court
York Business Park
York
Yorkshire
YO26 6RS

AGENT:

DEVELOPMENT PROPOSED: Application to vary condition no. 4 of planning permission 3/2007/0010P, to allow the entire caravan park to be used for 12 month holiday use.

Twyn Ghyll Caravan Park Paythorne Clitheroe Lancashire BB7 4JD

Ribble Valley Borough Council in pursuance of its planning powers, hereby varies condition of planning permission dated for referred to in the schedule below:

REVISED CONDITION AND REASON:

- 1 The extension to the caravan site shall be implemented in accordance with the proposal as amended by revised red edge received on 12 April 2007 and letters and plans received 6 June 2007 illustrating the location of the sewage treatment plant and discharge point; the proposed use of land within the ownership of Park Leisure 2000 Ltd; copies of the consent to discharge and associated correspondence and a detailed specification of the sewage treatment plant; received on 8 June 2007 revised versions of the development proposed and landscaping and planting proposals; and received on 19 June 2007 a revised location plan denoting the upgrading of existing hedges to the existing site's southern boundary and revised site layout plan showing 75 caravans.

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

- 2 The total number of static caravans on site shall not exceed 295 and under no circumstances whatsoever shall the area edged red on the 'Landhouse Plan' annotated additional land accommodating sewage treatment plan received 6 June 2007 be used for the positioning of static caravans at any time.

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Regulation 22 Submission Draft Core Strategy in the interests of the visual amenities of the area.

P.T.O.

3 The terms of occupancy of the site shall be as follows:

(i)The caravans/cabins/chalets shall be occupied for holiday purposes only.

(ii)The caravans/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/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: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB3 of the Regulation 22 Submission Draft Core Strategy 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.

4 The hedging to the south of the existing site as detailed on drawing M.40/007 and the verge treatment to the widened A682 junction shall be implemented in the first planting season following occupation or use of the development, either in whole or part and shall be maintained for a period of not less than five years to the satisfaction of the Local Planning Authority. The maintenance shall include the replacement of any plant that 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

5 In respect of the extension to the site the approved landscaping scheme as detailed within the landscaping and planting proposals received on 8 June 2007 and detailed on drawing M.40/003 Rev B received on 19 June 2007 shall be implemented in the first planting season following occupation or use of the development 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 the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

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 above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Neps Lane to points measured 120m in each direction along the nearer edge of the carriageway of Neps Lane, from the centre line of the access and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site egress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.
P.T.O.

- 7 Notwithstanding the submitted plan (M.40/003 Rev B amended 19 June 2007) the emergency egress shall be located 14m further north along Kiln Lane and shall only be available for use in the case of an emergency occurring on site.

REASON: To ensure that the access is fully visible to traffic on Kiln Lane approaching from the north in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

- 8 Before each and every van is delivered to or taken away from the site any shrubbery or branches overhanging Neps Lane within 60m of the river bridge south abutments and less than 5.2m above road level shall be cut back at least 600mm from the highway boundary.

REASON: To ensure the full width of the highway is available for vehicles manoeuvring in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

Relevant Planning Policy

Ribble Valley Districtwide Local Plan Adopted June 1998
Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside.
Policy RT1 - General Recreation and Tourism Policy.
Ribble Valley Borough Council Caravan Compendium - A Guide to Policy and Implementation.
Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft
EN2 - Landscape.
DMG1 - General Considerations.
DMB3 - Recreation and Tourism Development.
National Planning Policy Framework (NPPF).
DCLG - Good Practice Guide on Planning for Tourism.

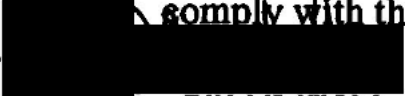
SUMMARY OF REASONS FOR APPROVAL

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

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 "

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.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

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