

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2012/1099

**DECISION DATE:** 19 March 2013

**DATE RECEIVED:** 17/12/2012

### **APPLICANT:**

Mr T Gornall  
1 Swinglehurst Cottage  
Garstang Road  
Chipping  
Lancs  
PR3 2QW

### **AGENT:**

J Pye Planning  
Hill Crest Farm  
Startifants Lane  
Chipping  
Lancs  
PR3 2NP

**DEVELOPMENT PROPOSED:** Proposed change of use of domestic garaging to one 1-bed holiday let and erection of a single storey structure to form one 2-bed holiday and one 1-bed holiday let to form a total of 3 holiday lets.

**AT:** Garage adjacent to 1 Swinglehurst Cottage Garstang Road  
Chipping Lancashire

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 Number JP/TLG/3415.

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

3. The units of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2, DME2 and DMB3 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft. The building is located in an area where the Local Planning Authority would not normally be minded to grant permission for the use of a building as a permanent residential accommodation.

P.T.O.

4. There shall be no extensions or alterations to the units of holiday accommodation hereby permitted, and no additional structures (including walls, fences, sheds or additional decking areas) shall be constructed unless a further planning permission has first been granted in respect thereof.

Reason: In the interests of visual amenity and in order to comply with Policies G1 and ENV1 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.

Relevant planning policy

Ribble Valley Districtwide Local Plan  
Policy G1 - Development Control.  
Policy G5 - Settlement Strategy.  
Policy ENV1 - Area of Outstanding Natural Beauty.  
Policy RT1 - General Recreation and Tourism Policy.

Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft  
Policy DMG1 - General Considerations.  
Policy DMG2 - Strategic Considerations.  
Policy DME2 - Landscape and Townscape Protection.  
Policy DMB3 - Recreation and Tourism Development.


National Planning Policy Framework (NPPF).

The proposed development comprises a diversification/expansion of an existing established tourism related business that would benefit the local economy and would not have any seriously detrimental effects upon visual amenity, the amenity of nearby residents or highway safety.

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**