

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2011/0256

DECISION DATE: 17 November 2011

DATE RECEIVED: 16/05/2011

APPLICANT:

Mr & Mrs T Gornall
1 Swinglehurst Cottages
Garstang Road
Chipping
Lancs
PR3 2QW

AGENT:

J Hadfield Engineering/Surveying
Springs House
Chipping
Preston
Lancs
PR3 2GQ

DEVELOPMENT PROPOSED: Proposed erection of new live/work unit (Wardens House) in conjunction with the existing caravan site.

AT: land adjacent to Brick House Caravan Park Swinglehurst Lane Chipping Lancashire

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 In the opinion of the Local Planning Authority, the touring caravan site does not necessitate the construction of a manager's/warden's dwelling within its boundaries. The proposed development therefore represents the erection of a dwelling (that does not satisfy an identified local need, and is not for the purposes of agriculture or forestry) in a location outside the Settlement Boundary of Chipping and within the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposal would be contrary to the requirements of Policies G5 and H2 of the Ribble Valley Districtwide Local Plan, and would be detrimental to the visual amenities of the AONB contrary to Policy ENV1 of the Local Plan.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES