

# RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

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Town and Country Planning Act 1990

## REFUSAL OF PLANNING PERMISSION

**APPLICATION NO:** 3/2012/0291

**DECISION DATE:** 25 May 2012

**DATE RECEIVED:** 29/03/2012

### **APPLICANT:**

Mr & Mrs T Gornall  
Brick House Caravan Park  
Swinglehurst Lane  
off Garstang Road  
Chipping  
Lancs  
PR3 2QW

### **AGENT:**

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

**DEVELOPMENT PROPOSED:** Re-submission of application 3/2011/0256P for the erection of a new live work unit (Warden's House) in conjunction with the existing caravan site.

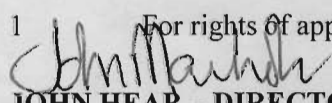
**AT:** Brickhouse Caravan Park Garstang Road Chipping Lancashire

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.
- 2 The proposal is contrary to the environmental dimension of sustainable development as defined in the National Planning Policy Framework (NPPF) in that it would not contribute towards the protection and enhancement of the AONB which is an area recognised in the NPPF as having the highest status of protection in relation to landscape and scenic beauty.

### **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**