

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2014/0074

DECISION DATE: 21 March 2014

DATE RECEIVED: 16/01/2014

APPLICANT:

Mr T Gornall
C/o Agent

AGENT:

Mr Alan Kinder
Avalon Town Planning Ltd
2 Reedley Business Centre
Redman Road
Reedley
Burnley
BB10 2TY

DEVELOPMENT PROPOSED: Variation of condition 3 of planning consent 3/2012/1099 to allow holiday let to be used as a dwelling for the owner/manager of the adjoining touring caravan park.

AT: Garage adjacent to 1 Swinglehurst Cottage 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 Planning permission was granted on 19 March 2013 under reference 3/2012/1099/P for a development comprising 3 holiday lets at this existing touring caravan park. That proposed development was considered by the Local Planning Authority to represent an appropriate expansion/diversification of the existing business that would be of benefit to the local rural economy in accordance with the guidance in Section 3 of the National Planning Policy Framework. The holiday lets have not yet been completed and have therefore not been used for their approved purpose in order for their viability and their benefit to the local rural economy to be assessed. The requested variation of condition to allow one of the holiday lets to be used as a dwelling for use by the owner/manager of the touring caravan park would undermine the policy basis upon which planning permission was granted for the holiday lets to be formed. The requested variation of the condition would therefore be detrimental to the local rural economy contrary to the requirements of NPPF. As the Local Planning Authority does not consider there to be any need for an owner/manager's dwelling (as the applicant's existing dwelling immediately adjoins the caravan park) the requested variation of condition would also result in an unjustified dwelling in the open countryside contrary to the requirements of Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

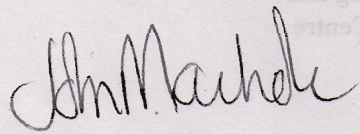
**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

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Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 In respect of paragraphs 186 and 187 of the National Planning Policy Framework, the Local Planning Authority operates a pre-application advice service which applicants are encouraged to use. Whether or not this is used, the Local Planning Authority endeavours to work pro-actively and positively to resolve issues and considers the imposition of appropriate conditions and amendments to applications in order to deliver a sustainable form of development. In this particular case, however, the application was for a the variation of a condition that the Local Planning Authority considered to be unacceptable in principle such that there was no reasonable possibility that discussions and negotiations would have resulted in a positive outcome.



**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**