

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

PLANNING PERMISSION

APPLICATION NO: 3/2016/0807

DECISION DATE: 15 November 2016

DATE RECEIVED: 23/08/2016

APPLICANT:

Mr Peter Simpson
Calder Farm
Settle Road
Bolton by Bowland
Clitheroe
BB7 4NT

AGENT:

Mr J Metcalfe
Rural Futures
78a Main Street
Warton
Carnforth
LA5 9PG

**DEVELOPMENT
PROPOSED:**

Retrospective application for a caravan site including the retention of eight unauthorised hard standings and creation of 5 additional hard standings for caravans. Replacement of existing temporary facilities building with wooden toilet, shower facility and wash/dry room. Supplementary planting scheme with native species trees and shrubs.

AT: Calder Farm Settle Road Bolton by Bowland BB7 4NT

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. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Drawing no.002 (Site Plan - Proposed) received 3rd November 2016

Calder Farm Camp Site Facilities (Proposed Elevations (Rev1)) received 3rd November 2016

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

2. The hard standings hereby approved shall be used for the siting of touring caravans for holiday accommodation only and under no circumstances whatsoever shall they be used for the occupation of a caravan for a person's primary residence. Between the dates of 31st of October to 1st March a maximum of five hard standings ONLY shall occupied at any one time.

Reason: in accordance with Policies EN2, DMG1 and DMB3 of the Ribble Valley Core Strategy, in order to limit occupation of the site ensuring it remains for touring caravans for holiday accommodation only and to maintain the scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty.

P.T.O.

3. The number of touring caravans shall not, at any one time, exceed 13 and, under no circumstances whatsoever, shall the site be used for the positioning of static caravans.

Reason: In accordance with Policies EN2, DMG1 and DMB3 of the Ribble Valley Core Strategy, in order to limit occupation of the site ensuring it remains for touring caravans for holiday accommodation only and to maintain the scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty.

4. Touring caravans shall not be placed on the site unless in actual occupation for holiday purposes and no caravan shall be permitted to remain on the site for a period of one month in total in any period of three months. The owner/operator shall maintain an up to date register of the names and addresses of the occupiers of the hardstandings and shall make the register available at all reasonable times to the Local Planning Authority upon request.

Reason: For the avoidance of doubt and to comply with the terms of the application as the creation of permanent residences in this location would cause harm to the Council's Development Strategy as defined by Key Statement DS1 and would be contrary to Policy DMH3 of the Ribble Valley Core Strategy (Adopted Version).

5. Precise specifications or samples of all external surfaces of the facilities building hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and EN2 of the Ribble Valley Core Strategy.

6. During the construction period all trees/hedgerows within influencing distance of the development shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction] and the protection measures detailed in the Ecological Assessment and Arboricultural Impact Assessment.

The root protection area shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone. In addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written permission of the Local Planning Authority, which will only be granted when the Authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and will be carried out by an approved arboricultural contractor.

Reason: In order to ensure that the trees within the site that are to be retained are afforded maximum physical protection from the adverse effects of development in order to comply with Policy DMG1 of the Ribble Valley Core Strategy.

P.T.O.

7. Notwithstanding the submitted details, prior to the commencement of the development full details of the supplementary planting scheme and new hedgerow scheme, including the provision of any fencing, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained.

The approved supplementary planting scheme and new hedgerow scheme shall be implemented in the first planting season following first 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 reinforcement and maintenance of the hedgerows for a period of five years during which time any plants that are found to be dead or dying shall be replaced.

Reason: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies EN2, DME1 and DME3 of the Ribble Valley Core Strategy

8. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: In the interests of the visual amenities of the area and to safeguard the residential amenity of the occupants of properties nearby.

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.
3. 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.

**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**

