

**Application to delete conditions pursuant to outline application no 3/2016/1204
for the erection of three holiday chalets on land adj. Keepers Cottage,
Northcote Road, Langho, BB6 8BD**

The above planning approval is subject to various conditions including the following and for which application is made for their deletion and so that the buildings can be let or sold as dwellings:-

12. The chalets hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.

Reason: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

13. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the chalets hereby approved shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

Reason: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

14. The chalets hereby approved shall only operate as a business in association with the dwelling/bed and breakfast at Keepers Cottage (Northcote Road, Langho BB6 8BD), and shall not be sold off as a separate business.

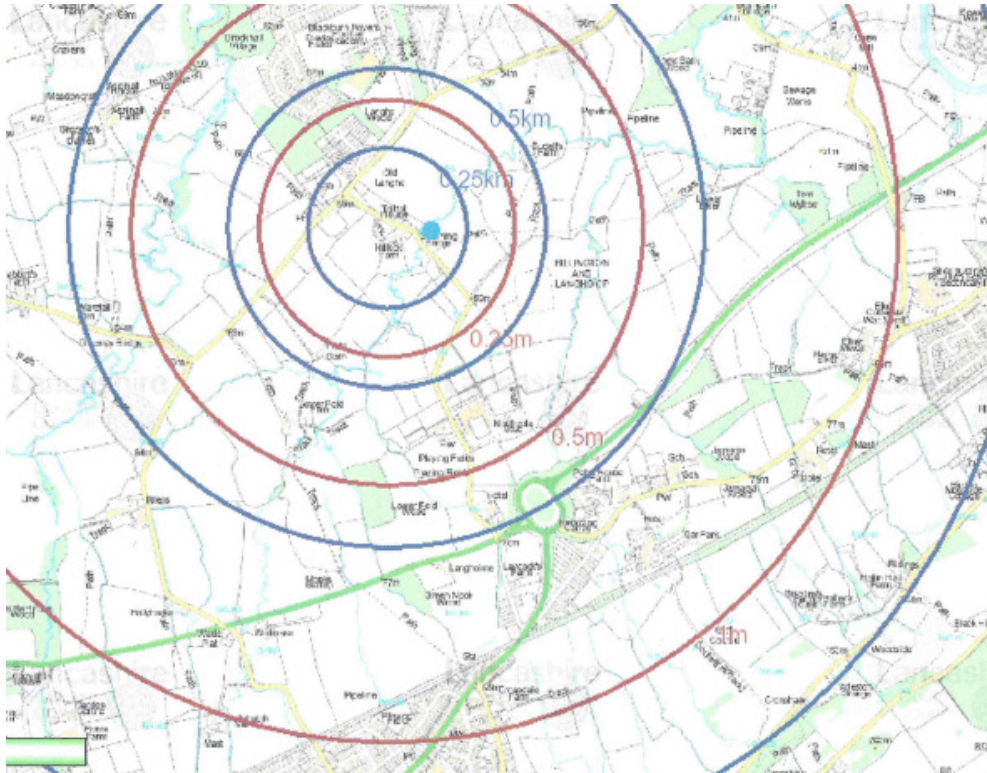
REASON: For the avoidance of doubt and to ensure that the chalets remain part of the existing business at the Keepers Cottage.

The reason for the application to delete the conditions is that the applicant and owner/manager of the facilities at Keepers Cottage has realised that he is getting to an age where the continued management, and thus enhanced management provided by the opportunities of the planning consent, are becoming onerous.

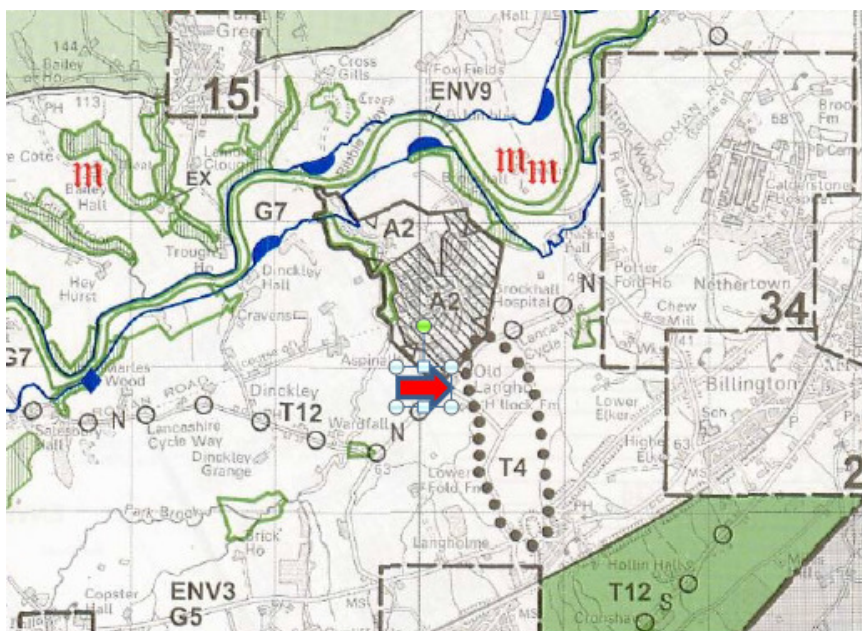
However, the provision of the approved three chalets will help to sustain the existing business at Keepers Cottage if a way can be found for limiting the work involved in their management.

The principle of their development is established by the extant planning approval and so there would be no adverse impact on the character and appearance of the area if the above two conditions were removed.

Moreover, Keepers cottage is in a sustainable location, adjoining as it does the sub-regional development at Brockhalls , promoted in the Local District Plan until its replacement by the core Strategy, and being within 1 mile radius from Langho railway station:-



Extract from Local district plan:-



Brokhalls village is classed in the Core Strategy as a tier 2 village. In such villages the Core Strategy does permit a limited number of new houses and for the reasons stated above this site would be a suitable location.