



Gary Hoerty Associates

7 March 2018

Our Ref: Bre/096/2466/CS

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Dear Sir

Re: Our client Mrs J McDonnell, Moorgate Farm, Moorgate Lane, Dinckley, Blackburn, BB6 8AN. Planning application for a childrens' playground with fixed equipment at the approved camping pod development at Moorgate Farm.

This letter relates to a full planning application as described above that we have submitted online via the planning portal on behalf of our above named client.

On 22 June 2017 the Council's Planning and Development Committee granted planning permission, in accordance with the recommendation of their officers, for the change of use of land at Moorgate Farm to a camping facility for eight camping pods and associated car park and landscaping (3/2017/0103). It is therefore evident that the Council's planning officers and members considered this camping facility to be acceptable in this location and compliant with the relevant policies of the adopted Core Strategy.

One of the considerations that was made in respect of that previous planning application related to the effects of the proposed camping facility on the amenities of nearby residents. As the application was approved, the proposal was obviously found to be acceptable in this particular regard.

A second consideration related to the effects of the proposal on the local landscape and visual amenities of the locality. Subject to a condition requiring the implementation and future maintenance of an approved landscaping scheme, the proposal was also deemed to be acceptable in respect of this particular consideration.

The planning permission has been implemented and the camping pods are proving to be popular with holiday makers. Our client is now seeking to improve the facility and the level of enjoyment of her guests, by the introduction of a childrens' playground, including a climbing frame and a swing frame containing one child's swing seat and one baby swing seat. The playground is to be sited immediately adjoining the camping pods such that it would be screened by the pods from views to the north and east. From the south, the playground and its equipment would be screened by the farmhouse and farm buildings of Moorgate Farm and, in any event, would be viewed against the background of the camping pods. From the west, the playground would be screened by existing fencing and planting (including trees within the approved landscaping scheme) and, again would be viewed against the background of the camping pods.



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We therefore contend that the proposed playground and its equipment would be viewed as an appropriate addition to the existing development that would not be obtrusive or result in any harm to the appearance or character of the locality.

With regards to the other principal consideration, it is possible that the Council might receive objections from nearby residents claiming that the proposed playground will result in an increase in noise generated by the site to the potential detriment of their amenities. We would firstly comment on this matter that children will play at the site either with or without a playground. We would further contend that the sound of children playing is not unpleasant and is likely only to occur during daylight hours when, in our opinion, any such sound would not constitute a nuisance or disturbance to nearby residents. Finally, in this regard, we would refer to Condition 11 of planning permission 3/2017/0103 which requires the site to be operated at all times in strict accordance with a Site Management Plan that was submitted with the application. Of relevance to this current application, the following are extracts from the "Code of Conduct" section of the Site Management Plan:

- Noise pollution will be taken very seriously by the site management. Guests will be expected to respect others and to keep noise to a minimum and adhering to a noise curfew between the hours from 10.30 pm - 7am.
- In general terms all guests will be expected to comply with all site rules; refrain from anti-social behaviour; respect the amenities and security of neighbours; and comply with all instructions from the site management.
- Any guests found to be repeatedly breaking any of the site rules/code of conduct will be required to leave the site immediately without any refund.

Overall, we consider that this proposal represents an appropriate and acceptable improvement of this existing tourist accommodation business that would not result in any harm to visual amenity or the amenities of nearby residents. In our opinion, the proposal represents sustainable development that is in compliance with NPPF and the relevant Policies of the Council's adopted Core Strategy. Therefore, in order to comply with paragraph 14 of NPPF and Core Strategy Key Statement DS2 we consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.

If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted, we would ask that you give us the opportunity to address the same (in accordance with NPPF paragraph 187) prior to the determination of the application.

We trust that we have submitted everything that the Council needs in order to validate the application, but if you need anything further, please let us know.

A cheque for £234 in respect of the planning application fee is enclosed with this letter.

Yours faithfully



Colin Sharpe
Encl`