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20th April 2021

PWA Reference: 21-1053

Dear Sir/Madam,

VARIATION OF PLANNING CONDITIONS 19 AND 20 RELATING TO PLANNING APPLICATION REFERENCE 3/2015/0426 FOR THE SITE AT PENDLE VIEW FISHERIES, A59, BARROW, LANCASHIRE, BB7 9DH.

PWA Planning, on behalf of Josh Hocking, the new owner of the above site, seek to vary conditions no. 19 and 20, attached to planning permission ref. 3/2015/0426 relating to the site at Pendle View Fisheries, A59, Barrow, Lancashire, BB7 9DH, for which the description of development is:

“Change of use of fishery to leisure park with 19 lodges, 11 woodland lodges, 10 cabins, warden’s lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager’s house and café to form restaurant, public house and manager’s accommodation, 100 car parking space, groundwork, re-contouring and creation of ecological wetland and ancillary landscaping.”

The Council will be aware of the past history of this site and the difficulties the previous owner had in progressing the approved scheme. As the recent purchaser of this site, Josh Hocking, is seeking to breathe new life into this abandoned wildlife oasis. However, as he is discovering, the cost of bringing this potential jewel in Ribble Valley’s crown back to life is beginning to escalate.

The site was previously a heavily used and popular fishing lake with over 100 fishermen on site at any one time during busy periods in the Spring, Summer and start of Autumn months. They all used the existing access point off the A59 and public footpath crossing to the Barrow Brook Business Park, albeit it is acknowledged that the offer on that site has now increased. This is a clear fall-back position; however, it is the intention of the new site owner to progress with the approved and extant 2015 permission and its 2017 amendment.

It is proposed to amend the wording of the above condition, as without the changes the schemes financial viability becomes questionable. The required highway works at present are to be completed prior to any occupation and prior to the opening of the site office on the site. However, this condition reverts back to previous methods of funding for the scheme as a whole. As you are aware, the site has changed ownership since the previous application, hence why the alterations are required.

A summary of each condition and the reasoning for the proposed changes is provided below:

PTO



Condition 19

This condition is a pre-commencement condition, which states that:

“No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.”

It is proposed to amend the wording of the above condition, as without the changes the schemes financial viability becomes questionable. The required highway works at present are to be completed prior to any occupation and prior to the opening of the site office on the site. However, this condition reverts back to previous methods of funding for the scheme as a whole. As you may be aware, the site has changed ownership since the previous application, hence why the alterations are required.

As such, a new trigger point for the above condition is suggested. Again, this amendment is necessary to ensure the delivery of the scheme, which must be afforded significant weight by the LPA, especially given the economic benefits that the scheme will bring, which is of great pertinence given the ongoing Covid-19 pandemic.

As such, it is proposed that Condition 19 be amended to read as follows:

“A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority, within 6 months of the opening of the sales office on site. The applicant shall advise the Council on the completion of any associated works relating to the sales office and upon its opening to enable this time period to be begin”.

Condition 20

This is another Pre-Commencement Condition, which currently states that:

“No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 19 has been constructed and completed in accordance with the scheme details.”

Again, as above, it is requested that this condition be varied, to reflect the current financing issues behind the project. The new site owner has requested the ability to erect up to ten of the lodges on site for occupation, prior to the works being carried out in order to raise sufficient capital to pay for these highway works. As such, it is proposed that Condition 20 be amended to read as follows:

“No more than ten lodges shall be occupied before the approved scheme referred to in Condition 19 has been constructed and completed in full, and in accordance with the approved scheme details. The applicant shall advise the Council on the completion and occupation of the first ten lodges to ensure compliance.”

We respectfully request that the above conditions be amended in order to facilitate the delivery of the proposed works across the site. We also request that the LPA keep in contact whilst processing this application with any further information that might be required to vary the conditions rather than refuse the application.

I trust that you will find the application to be in order but if you have any problems, or should you require any clarification or additional information, please do not hesitate to contact me on the telephone number or email address provided below. I look forward to confirmation of receipt and validation.

Yours Sincerely,

Graeme Thorpe MRTPI | Associate