



# **Land adjacent to Southport House**

## **Planning Statement**

### **Application for a Lawful Development Certificate**

May 2025

Land adj to Southport House

Hollins Syke

Sawley

BB7 4LE

## Scheme Details

### Site Location

Land adjacent to Southport House

Hollins Syke

Sawley

BB7 4LE

### Development

Application for a Lawful Development Certificate confirming planning permission 3/2012/0797 is extant.

### Date Prepared

May 2025

### Applicant

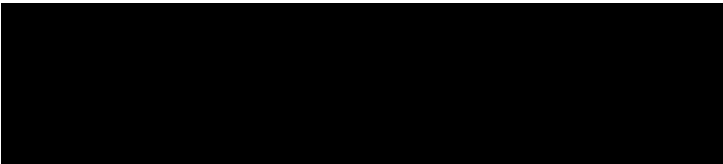
Adam Turner & Simon Dawson

### Agent

Zara Moon Architects

Unit 38, Manor Court, Salesbury Hall Road, Ribchester, PR3 3XR

Contact: Zara Moon



## Introduction

This statement has been prepared by Zara Moon Architects (ZMA) in support of a Certificate of Lawfulness application on behalf of the applicants Mr Adam Turner and Mr Simon Dawson.

The Certificate of Lawfulness application is to confirm planning approval reference 3/2012/0797 is extant on land adjacent to Southport House, Hollins Syke, Sawley, BB7 4LE.

## Location

The site address is Land adjacent to Southport House, Hollins Syke, Sawley, BB7 4LE, and is situated to the North of Chatburn, to the South-West of Gisburn and to the North-East of Grindleton.

The site lies central to Sawley Village, to the East of Sawley Road, and South of Sawley Abbey, on the site of a derelict chicken farm.

The site is directly accessed from Sawley Road, the main route through Sawley Village, along Hollins Syke.

## Planning History

Planning approval was obtained in February 2013 for a '*Proposed Static Caravan / Lodge Park*' (ref 3/2012/0797). The proposal included the creation of a new access lane, and the erection of 11 static caravans each with individual driveways, parking areas and garden plots.

The application was approved on 15<sup>th</sup> February 2013 with 12 conditions, 4 of which were to be approved pre-commencement [see Appendix 1]. The 4 pre-commencement conditions included materials, drainage, tree protection, and access road materials.

An application for the '*Discharge of Condition(s) 4 (materials), 6 (foul and surface water drainage), 8 (tree protection), 10 (surface finishes) of planning permission 3/2012/0797*' was submitted on 18<sup>th</sup> January 2016 (ref 3/2016/0101) to discharge the 4 pre-commencement conditions. The application was approved on 1<sup>st</sup> March 2016 [see Appendices 2, 3 & 4].

## Commencement of development

Part 3 of the Town and Country Planning Act 1990 Paragraph 56 states that the development of land shall be taken to be initiated if the development consists of carrying out of operations, at the time when those operations are begun.

With regards to what constitutes a 'material operation' for the purpose of the above, the following operations have been completed on the site from Paragraph 56 (4):

- (b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;

- (c) the laying of any underground main or pipe to the foundations, of a building or to any such trench as is mentioned in paragraph (b);

A Building Regulations application was submitted for *'Construction of 11 holiday lodges, foundations only of Plot 1'* on 8<sup>th</sup> February 2016 [see Appendix 5].

Engineering works to implement the permission commenced on site relating to the Building Regulations application [see Appendix 6]. The technical start consisted of constructing the foundations and drainage for one of the holiday lodges, work of which is still visible on the site to-date, evidenced by the accompanying photographs [see Appendix 6].

## Evidence

Appendix 1: Approval Notice for ref. 3/2012/0797

Appendix 2: Approval Notice for ref. 3/2016/0101

Appendix 3: Material images for ref: 3/2016/0101

Appendix 4: Proposed site plan for ref: 3/2016/0101

Appendix 5: Building Control application ref: 3/2016/0117/IN

Appendix 6: Photographic evidence of work completed

## Conclusion

From the evidence provided, planning was approved for a *'Proposed Static Caravan / Lodge Park'*. Planning was also approved for the *'Discharge of Condition(s) 4 (materials) 6 (foul and surface water drainage), 8 (tree protection), 10 (surface finishes) of planning permission 3/2012/0797'*; and a Building Regulations application was submitted for *'Construction of 11 holiday lodges, foundations only of Plot 1'*.

Construction work commenced at the site within definition (b) and (c) of a 'material operation' from Paragraph 56 (4) of Part 3 of the Town and Country Planning Act 1990.

It can therefore be concluded that from the evidence and information provided, the site benefits from an extant planning permission for a *'Proposed Static Caravan / Lodge Park'* based on the 3/2012/0797 planning approval.

# Appendix 1

## RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

### PLANNING PERMISSION

**APPLICATION NO:** 3/2012/0797

**DECISION DATE:** 15 February 2013

**DATE RECEIVED:** 15/11/2012

**APPLICANT:**

Mr Sutton  
c/o Agent

**AGENT:**

Avalon Town Planning  
2 Reedley Business Centre  
Redman Road  
Burnley  
Lancs  
BB10 2TY

**DEVELOPMENT** Proposed Static Caravan/Lodge Park.

**PROPOSED:**

**AT:** Land at Southport House Sawley Lancashire BB7 4ND

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. The development must be begun no later than the expiration of three years beginning with the date of this permission.

**REASON:** Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the development as shown on Drawings Numbers SUTT/01/01REVB and SUTT/01/03REVB (both amended plans received by the Local Planning Authority on 19 November 2012) and SUTT/01/04REVA.

**REASON:** For the avoidance of doubt and to ensure compliance with the submitted drawings.

3. The terms of occupancy of the 11 caravans/lodges hereby permitted shall be as follows:

1. The caravans/lodges shall be occupied for holiday purposes only.
2. The caravans/lodges shall not be occupied as a person's sole or main place of residence.
3. The owners/operators shall maintain an up to date register of the names of all owners/occupiers of the individual caravans/lodges, and of their main home address, and shall make this information available at all reasonable times to the Local Planning Authority.

**REASON:** In accordance with the requirements of Policies G1 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMB3 of the core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft. In order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in 3 above shall normally be collected by the caravan site licence holder or his/her nominated person.

P.T.O.

RIBBLE VALLEY BOROUGH COUNCIL  
PLANNING PERMISSION CONTINUED

APPLICATION NO. 3/2012/0797

DECISION DATE: 15 February 2013

4. Prior to the commencement of development, details of the precise colour finish of the timber walls and the colour and profile of the roof tiles of the caravans/lodges shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no alterations to the external colour finishes of the units without the prior written permission of the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

5. Prior to the first use of any other caravans/lodges hereby permitted, the access into the site and its visibility splay shall have been provided to the satisfaction of the Local Planning Authority in accordance with the details shown on Drawing Number SUTT/01/03REVB. Thereafter, the access and visibility splays shall be permanently retained clear of any obstruction to their designated use and purpose. Specifically, nothing shall be constructed, placed, planted or allowed to remain within the visibility splays that is in excess of 1m above the crown level of the adjacent carriageway of Sawley Road.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

6. Prior to the commencement of development, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall involve surface water draining separately from the foul as no surface water shall be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. No part of the development shall be occupied or brought into use until such a scheme has been constructed and completed in accordance with the approved details.

REASON: To secure proper drainage, to prevent pollution of the water environment and to reduce the risk of flooding and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

7. If, during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and has obtained the written approval from the Local Planning Authority. The remediation strategy shall be fully implemented as approved.

REASON: To ensure that risk to controlled waters is addressed and mitigated if necessary and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL  
PLANNING PERMISSION CONTINUED**

**APPLICATION NO. 3/2012/0797**

**DECISION DATE: 15 February 2013**

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural impact assessment [T1 - T7 & G2/G3/H1 inclusive] dated 18th May 2012 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer.

A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun. The root protection/exclusion zone 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/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: In order to ensure that any trees affected by the development that are considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse affects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9. The submitted landscaping scheme [Drawing No. SUTT/01/03B dated 10/11/12] shall be implemented in the first planting season following 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 the replacement of any tree or shrub that is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10. Precise details of the surface material for the internal access road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. (The tarmacadam surface stated on drawing SUTT/01/DWG03B is not approved.)

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

11. Precise details of the height, type and location of any external lighting installations shall be submitted to and approved in writing by the Local Planning Authority prior to their installation at the site. Thereafter, there should be no alterations to the approved details without the prior written permission of the Local Planning Authority. (The nine bollard lights indicated on drawing no SUTT/01/DWG03B is not approved.)

REASON: REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL  
PLANNING PERMISSION CONTINUED**

**APPLICATION NO. 3/2012/0797**

**DECISION DATE: 15 February 2013**

12. There should be no extensions or alterations to the holiday caravans/lodges hereby permitted, and no additional structures (including walls, fences, sheds or additional raised decking areas) shall be constructed unless a further planning permission has first been granted in respect thereof.

**REASON:** In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

Relevant planning policy

Ribble Valley Districtwide Local Plan  
Policy G1 - Development Control.  
Policy G5 - Settlement Strategy.  
Policy ENV2 - Land Adjacent to Area of Outstanding Natural Beauty.  
Policy ENV3 - Development in Open Countryside.  
Policy ENV14 - Ancient Monuments and Other Important Archaeological Remains.  
Policy ENV16 - Development Within Conservation Areas.  
Policy RT1 - General Recreation and Tourism Policy.  
Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites.  
Core Strategy 2008-2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft  
DMG1 - General Considerations.  
DMG2 - Strategic Considerations.  
DME2 - Landscape and Townscape Protection.  
DME4 - Protecting Heritage Assets.  
DMB1 - Supporting Business Growth and the Local Economy.  
DMB3 - Recreation and Tourism Development.  
National Planning Policy Framework  
Section 3 - Supporting a Prosperous Rural Economy.

**SUMMARY OF REASONS FOR APPROVAL**

The proposal represents an appropriate alternative development for this site that would benefit the local rural economy and would not have any detrimental effects upon visual amenity, heritage/conservation interests, wildlife and ecology, residential amenity or highway safety.

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 "

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.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL  
PLANNING PERMISSION CONTINUED****APPLICATION NO. 3/2012/0797****DECISION DATE: 15 February 2013**

3. Hollins Syke watercourse flows adjacent to the northern boundary of the site. This watercourse is within 5m of the site with a narrow buffer strip of at least 1.5m between the watercourse and the application site boundary (the existing access track). As the existing access track is to be retained but will not encroach any further towards the watercourse, the developer is advised to ensure that the scheme does not detrimentally impact upon the existing buffer strip and that the watercourse is protected during development works.
4. The applicant is advised of the need to be aware of the legislative protection afforded to nesting birds by the Wildlife and Countryside Act 1981 (as amended) and any works that would disturb nesting birds must be avoided until nesting is complete (ie the young have fledged and left the nest and the nest has been abandoned). Therefore, works that would affect potential nesting habitat should be avoided during the bird-nesting season (March to August inclusive) unless the absence of nesting birds has been confirmed.

 **JOHN HEAP**  
**DIRECTOR OF COMMUNITY SERVICES**

## Appendix 2

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire,  
BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

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Town and Country Planning Act 1990

DISCHARGE OF CONDITION ATTACHED TO A PLANNING PERMISSION

**APPLICATION NO:** 3/2016/0101

**DECISION DATE:** 01 March 2016

**DATE RECEIVED:** 02 February 2016

**APPLICANT:**

Mr Sutton  
c/o Agent Shaw & Jagger Architects  
Ltd

**AGENT:**

Mr Ed Jagger  
Shaw & Jagger Architects Ltd  
14- 15 Regent Parade  
Harrogate  
North Yorkshire  
HG1 5AW

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**DEVELOPMENT** Discharge of Condition(s) 4 (materials), 6 (foul and surface water drainage),  
**PROPOSED:** 8 (tree protection), 10 (surface finishes) of planning permission 3/2012/0797.  
**AT:** Land at Southport House Sawley Lancashire BB7 4ND

The following Condition(s) have been discharged from the above planning application.

- 1** Condition no 4 is discharged insofar as the submitted details of external materials for the walls and roofs of the holiday caravans/lodges are acceptable and are hereby approved by the Local Planning Authority.
- 2** Condition no 6 is discharged insofar as the submitted details of a scheme for the disposal of foul and surface waters are acceptable and are hereby approved by the Local Planning Authority.

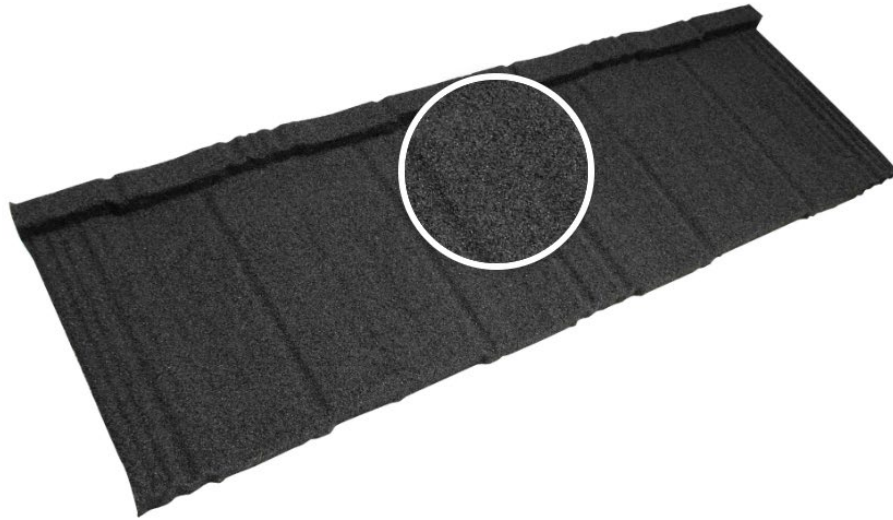
- 3** Condition no 8 is discharged insofar as the details of tree protection and the detailed tree protection monitoring schedule are acceptable and are hereby approved by the Local Planning Authority.
  
- 4** Condition no 10 is discharged insofar as the details of the surface treatment for the internal access road are acceptable and are hereby approved by the Local Planning Authority.

**JOHN HEAP**

**DIRECTOR OF COMMUNITY SERVICES**

## Appendix 3



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## Appendix 5



Ribble Valley  
Borough Council

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Application Results

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| Application Number             | Site Address                                                                                 | Description                                                                                                                                                                                                                                                                                        | Application Type    | Decision Type | Application Status | Date Received |  |
|--------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|--------------------|---------------|--|
| <a href="#">3/2022/0508/IN</a> | 1 Southport Barn Cottages<br>Sawley Road Sawley Lancashire BB7 4LE                           | Erection of single storey rear extension and provision of existing loft space to form a habitable accommodation including internal structural alterations.                                                                                                                                         | Initial Notice      |               | Valid              | 15/07/2022    |  |
| <a href="#">3/2021/0036/IN</a> | Mill House 10 Long Buildings<br>Sawley Road Sawley Lancashire BB7 4LE                        | Single storey side extension to form garden room, single storey extension to garage and re-roof to garage. 20/07/2022 EXTENSION OF TIME REQUESTED FOR 1 MONTH. 19/08/2022 EXTENSION OF TIME REQUESTED FOR 10 DAYS.                                                                                 | Initial Notice      |               | Valid              | 11/01/2021    |  |
| <a href="#">3/2018/0120/IN</a> | WILLOWCROFT Sawley Road<br>Sawley Lancashire BB7 4LE                                         | Single storey rear extension, partial garage conversion and extension.                                                                                                                                                                                                                             | Initial Notice      |               | Decision Complete  | 04/01/2018    |  |
| <a href="#">3/2018/0528/IN</a> | Mill House 10 Long Buildings<br>Sawley Road Sawley Lancashire BB7 4LE                        | Single storey extension. INITIAL NOTICE CANCELLED 19/07/2018                                                                                                                                                                                                                                       | Initial Notice      |               | Valid              | 22/03/2016    |  |
| <a href="#">3/2016/0117/IN</a> | Land at SOUTHPORT HOUSE<br>Sawley Road Sawley Lancashire BB7 4LE                             | Construction of 11 holiday lodges, foundations only of Plot 1.                                                                                                                                                                                                                                     | Initial Notice      |               | Valid              | 08/02/2016    |  |
| <a href="#">3/2016/0500/CW</a> | GLEN BURN Sawley Road<br>Sawley Lancashire BB7 4LE                                           | Install Cavity Wall Insulation                                                                                                                                                                                                                                                                     | Cavity Wall         |               | Valid              | 13/07/2015    |  |
| <a href="#">3/2006/3404/CW</a> | Owl Dene, Sawley Road Sawley,<br>Clitheroe, BB7 4LE                                          | Installation of cavity wall insulation.                                                                                                                                                                                                                                                            | Cavity Wall         |               | Valid              | 20/12/2006    |  |
| <a href="#">3/2006/2539/CW</a> | Willow Croft, Sawley, Clitheroe,<br>BB7 4LE                                                  | Installation of cavity wall insulation.                                                                                                                                                                                                                                                            | Cavity Wall         |               | Valid              | 10/10/2006    |  |
| <a href="#">3/2019/0002/DS</a> | Land at Hollins Syke adjacent to<br>Southport House Sawley Road<br>Sawley Lancashire BB7 4LE | Derelict timber sheds once used for housing chickens. Partially collapsed and overgrown with weeds. Access to be sealed off from members of public. NOTIFICATION RECEIVED 28/03/2023 SECTION OF ROOF COME AWAY FROM BUILDING NOW COVERING FOOTWAY 21/04/2023 REQUEST FOR FOOTWAY TO BE FENCED OFF. | Dangerous Structure |               | Valid              | 03/01/2019    |  |
| <a href="#">3/2022/0123/IN</a> | 1 Southport Barn Cottages<br>Sawley Road Sawley Lancashire BB7 4LE                           | Installed Chamwood. C5 with competency install a biomass dry fuel room heater, stove or cooker                                                                                                                                                                                                     | Boiler Notification |               | Valid              | 14/01/2017    |  |



Ribble Valley  
Borough Council

A to Z of Council services

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Details for Building Control Application - 3/2016/0117/IN

Application Type

Initial Notice

Application Status

Valid

Site Address

Land at SOUTHPORT HOUSE Sawley Road Sawley Lancashire BB7 4LE

Description of Work

Construction of 11 holiday lodges, foundations only of Plot 1.

Agent Name and Address

Responsible Surveyor

Geoff Lawson

Responsible Officer Telephone Number

01200 414508

Inspection Status

Date Received

08/02/2016

Expiry Date

14/03/2016

Decision

Decision Status

Decision Date

## Appendix 6

