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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk | | | | |  |
| Town and Country Planning Act 1990 | | |  | |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2021/0268 | |  |  |  |
| **DECISION DATE:** | 08 July 2021 | |  |  |  |
| **DATE RECEIVED:** | 25/03/2021 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Barry Turner  Ribblesdale Hall  Sawley Road  Chatburn  BB7 4LD | |  | Mr Peter Hitchen  Marathon House  The Sidings Business Park  Whalley  Clitheroe  BB7 9SY | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed change of use of agricultural land for the development of a holiday park containing 9 lodges and a managers lodge with associated access and landscaping.  Resubmission of 3/2020/0307. |
| **AT:** | Land south west of Ribblesdale Hall Sawley Road Chatburn BB7 4LD | |
| 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): | | |
|  | The development must be begun not later than the expiration of three years beginning with the date of this permission.  Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.  P.T.O. | |
|  | 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 drawing ref.  sss-9103 Location Plan sheet 1 of 2  sss-9103 Location Plan sheet 2 of 2  A100 Proposed Site Plan (amended plan received 06.07.2021)  A101 Location Plan  A101 Existing Site Plan  A204 Site Entrance (amended plan received 25.06.2021)  A205 Proposed Site Plan Entrance Track (amended plan received 06.07.2021)  S7533 Hotel Suite (manager's lodge) (received 06.07.2021)  Dovecote Lodge (received 06.07.2021)  Foresters Lodge (received 06.07.2021)  Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant to the consent. | |
|  | No more than nine holiday lodges shall be stationed at any one time on the site as defined in red on this application. The external facing materials of the lodges, detailed on the approved plans, shall be used and no others substituted.  Reason: To ensure that the materials to be used are appropriate to the locality. | |
|  | Within three months of the commencement of development, details of the construction and design of external refuse recycling/bin stores shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before the development hereby approved is first occupied and retained thereafter.  Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity. | |
|  | Each holiday lodge hereby approved shall not be let to or occupied by the owner, any one person or group of persons for a combined total period exceeding 28 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.  The owner shall maintain a register of all guests of each lodge hereby approved 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 owner and the main guest who made the booking together with dates of occupation.  Reason: The permission relates to the provision of holiday lodge accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.  P.T.O. | |
|  | The office/reception lodge shown on the approved plans shall be used solely as a site office/reception area in association with the 9 holiday lodges hereby approved. For the avoidance of doubt this building shall not be used as a holiday lodge.  Reason: The proposed facility relates to the operation of the business and is essential in respect of the management of the 9 adjacent holiday lodges. | |
|  | The development hereby permitted shall be carried out in complete compliance with the recommendations of the Preliminary Ecological Appraisal by Pennine Ecological (dated February 2020) that was submitted with the application.  Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed. | |
|  | Prior to the installation of any external lighting at the site full details shall have been submitted to, and approved in writing by, the Local Planning Authority.  The details shall include the location, intensity of lighting, type of application and direction. The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species and/ or species of conservation concern.  The lighting shall thereafter be installed in accordance with the approved details.  Reason: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern and in the interests of the visual amenities of the area. | |
|  | A scheme for the landscaping of the development shall be submitted prior to the commencement of the development. These details shall indicate the types and numbers of trees to be retained and the types and numbers of trees shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped (including full details of the colour, form and texture); and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures.  All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high-quality design.  P.T.O. | |
|  | During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.  Reason: To safeguard the trees to be retained | |
|  | No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a development site plan and shall include details of the type, numbers and location of artificial bird nesting boxes and artificial bat roosting sites to be provided.  The artificial bird/bat boxes shall be provided before the site is first brought into use.  Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species. | |
|  | The proposed access from the site to Sawley Road shall be constructed to a (minimum) width of 7 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of Sawley Road carriageway vehicle running lanes.  Reason: To enable vehicles to enter and leave the premises without conflict, unhindered and in a safe manner without causing a hazard to other road users. | |
|  | Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned at least 5m behind the nearside edge of the highway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary. Such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the highway.  Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety. | |
|  | For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.  Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.  P.T.O. | |
|  | The new access between the site and Sawley Road shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.  Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative. | |
|  | The site shall be operated in strict accordance with the approved Site Management Plan (dated Feb 2021) at all times.  Reason: To ensure the site is managed to a high standard and to protect both the neighbours amenities and guests within the lodges. | |
|  | No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:    (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;  (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and  (iii) A timetable for its implementation.  The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.  The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.  Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. | |

**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. | |
|  | 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. | |
|  | 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 Macholc  **pp NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** | | |

**Notes**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.