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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:** | 3/2021/0335 | |  |  |  |
| **DECISION DATE:** | 22 February 2022 | |  |  |  |
| **DATE RECEIVED:** | 23/04/2021 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Ribble Valley View Lodge Park  C/o Agent | |  | Mr Alan Kinder  A V Town Planning Ltd  Unit 3  31-33 Kenyon Road  Lomeshaye  Nelson  BB9 5SZ | | |
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| **DEVELOPMENT PROPOSED:** | | Extension of existing holiday lodge park to provide for the siting of 19 additional holiday lodges. Resubmission of 3/2019/0851. |
| **AT:** | Ribble Valley View Old Langho Road Langho BB6 8AW | |
| 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. | |
|  | The permission shall relate to the development as shown on Plan References  Proposed Site Plan 901 Rev P04 received on 14/01/22  Proposed hard and soft landscaping plan 902 Rev P04 received on 14/01/22.  Proposed Lighting Plan 903 P03 Rev P04 received on 14/01/22.  Proposed Levels Plan 904 Rev P04 received on 14/01/22  Proposed Section Plan 905 Rev P04 received on 14/01/22  Proposed Plot Layout 906 Rev P04 received on 14/01/22  Proposed Site location Plan 907 Rev P04 received on 14/01/22.  Proposed Chalet plans and elevations 908 Rev P04 received on 14/01/22  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.  P.T.O. | |
|  | The caravans' units hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 3 months 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 unit of accommodation 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 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 | |
|  | The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.  This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.  All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.  REASON: To ensure the proposal is satisfactorily landscaped; that trees/hedgerow of landscape/visual amenity value are retained as part of the development and to provide biodiversity net gain. | |
|  | The development shall be carried out in strict accordance with the recommendations of the preliminary ecological appraisal dated November 2021. Prior to development commencing full details and location of the proposed wildlife enhancements recommended the report shall have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with these details. On completion of the approved works a verification report shall be submitted to the Local Planning Authority and the enhancements maintained in perpetuity.    REASON: In order to provide biodiversity net gain and offset any impacts as a result of the development.  P.T.O. | |
|  | All tree works/tree protection shall be carried out in strict accordance with the submitted tree survey dated August 2019 and updated arboricultural report dated January 2022..  The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works. | |
|  | No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:  o 24 Hour emergency contact number;  o Details of the parking of vehicles of site operatives and visitors;  o Details of loading and unloading of plant and materials; o Arrangements for turning of vehicles within the site;  o Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;  o Measures to protect vulnerable road users (pedestrians and cyclists);  o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  o Wheel washing facilities;  o Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;  o Measures to control the emission of dust and dirt during construction;  o Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;  o Construction vehicle routing;  o Delivery, demolition and construction working hours.  The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.  REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases. | |
|  | No delivery of the caravan units associated with the planning permission hereby approved shall take place until a detailed timetable showing the dates and times of the delivery, and an assessment of the routes the deliveries will take, is submitted to the Local Planning Authority, in consultation with the Local Highway Authority.  REASON: In the interest of highway safety.  P.T.O. | |
|  | Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works. A scheme showing the protection measures shall be submitted to the LPA and agreed prior to any construction works.  REASON: to ensure the Public Right of Way is safe and available during the period of construction in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 98 of the National Planning Policy Framework 2019 | |
|  | The development herby permitted, shall not be occupied until the proposed  segregated Public Footpath located adjacent to the existing internal road network, shall be constructed to a minimum width of 1.5 metres and be bound with a compacted bound surface. The Public Footpath shall be maintained for the duration of Public Footpath 3-6-FP5 which runs through the site.  REASON: To protect pedestrian safety when moving throughout the site. | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Reed Studio drawing number 901Rev P04 received on 14/01/22 titled "Proposed Site Plan". Thereafter the onsite parking provision shall be so maintained in perpetuity.  REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019). | |
|  | The development permitted by this planning permission shall be carried out in  accordance with the principles set out within the submitted flood risk assessment and drainage strategy (by: REFORD, dated: April 2021).The measures shall be fully implemented prior to first occupation of any building and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the Lead Local Flood Authority.  Reason:To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.  P.T.O. | |
|  | No development shall commence until a final, detailed surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority.  The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment submitted and the sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:  a) Final sustainable drainage plans, appropriately labelled to include:  i. A final surface water drainage layout plan showing all pipe and structure  references, dimensions and design levels;  ii. A plan identifying the areas contributing to the surface water drainage network,  including surface water flows from outside the curtilage as necessary;  iii. Details of all sustainable drainage components, including landscape drawings  showing topography and slope gradient as appropriate;  iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;  v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building;  vi. Details of proposals to collect and mitigate surface water runoff from the  development boundary; and  vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;  b) A full set of sustainable drainage flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an additional 40% allowance for climate change and a 10% allowance for urban creep. Surface water run-off must not exceed the existing pre-development surface water runoff rates and volumes for the corresponding rainfall intensity.  The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.  Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.  P.T.O. | |
|  | No building hereby permitted shall be occupied until a Verification Report and  Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.  The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations(including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.  Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.  REASON: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework. | |
|  | Prior to the first occupation of the development hereby approved details of the provision of electric vehicle charging points within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the building and thereafter retained as such.  REASON: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions. | |

**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. |
|  | 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.  P.T.O. |
| 4.  5. | |  | | --- | | The granting of planning permission does not authorise any stopping up; closure; obstruction or diversion of a Public Right of Way, without the appropriate order. | | The applicant is advised that the Council note the financial contribution of £4600 paid to LCC in relation to the footpath improvements and that the developer should ensure that the payment made is used for the footpath improvements. | |

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| 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.