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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:** | 3/2022/0074 |  |  |  |
| **DECISION DATE:** | 14 March 2022 |  |  |  |
| **DATE RECEIVED:** | 19/01/2022 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| R Seed and SonParsonage FarmParsonage LaneChippingPrestonPR3 2NS |  | Mrs Fiona PattersonGary Hoerty AssociatesSuite 9Grindleton Business CentreThe SpinneyGrindletonClitheroeBB7 4DH |
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| **DEVELOPMENT PROPOSED:** | New access, access road and siting of two camping pods (resubmission of application 3/2021/0880). |
| **AT:** | Higher Parsonage Farm Parsonage Lane Chipping PR3 2NS |
| 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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.  |
|  | 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 drawings:See/1005/2990/02See/1005/2990/01Pod proposed plans and elevationsReason: For the avoidance of doubt and to clarify which plans are relevant to the consent. |
|  | The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details. REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.P.T.O. |
|  | Each holiday unit 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 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:o the name and address of the owner's permanent residence (where they pay Council tax and/ or are registered to vote and keep the majority of their possessions);o the name and address (permanent residence) of main guest who made the booking together with dates of occupation.For the avoidance of doubt permanent residence is where the owner/ guest pay Council tax and/or are registered to vote and keep the majority of their possessions.REASON: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved. |
|  | Notwithstanding the submitted details, prior to their installation, details of the proposed lighting at the site and its precise location shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and thereafter retained as such.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no further external lighting/floodlighting or building mounted lighting shall be erected or placed anywhere within the site to which this consent relates without express planning permission first being obtained.REASONS: To ensure that the detailed design and external appearance of the proposal is appropriate to the locality and to minimis disturbance to wildlife. To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area.P.T.O. |
|  | The landscaping proposals hereby approved (Drawing: See/1005/2990/01) 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 enhancements. |
|  | 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: * 24 Hour emergency contact number;
* Details of the parking of vehicles of site operatives and visitors;
* Details of loading and unloading of plant and materials;
* Arrangements for turning of vehicles within the site;
* 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;
* Measures to protect vulnerable road users (pedestrians and cyclists);
* The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
* Wheel washing facilities;
* Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
* Measures to control the emission of dust and dirt during construction;
* Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
* Construction vehicle routing;
* 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.P.T.O. |
|  |  No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number See/1005/2990/01 have been implemented in full. REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety.  |
|  | 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 mitigation has been submitted to, and approved by, the Local Planning Authority. REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.  |
|  | No part of the development hereby approved shall be commenced until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.  |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number See/1005/2990/01. 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. |
|  | The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity. REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety. |
|  | Prior to commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority for a highway surface water drainage scheme. The development should be undertaken in accordance with the agreed details and the scheme shown on the approved drawing shall be constructed in accordance with the approved details. REASON: In the interest of highway safety to prevent water from discharging onto the public highway.  |

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**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. |
| 4.5.6. |

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| Note: Construction Management Plan. * There must be no reversing into or from the live highway at any time - all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
* There must be no storage of materials in the public highway at any time.
* There must be no standing or waiting of machinery or vehicles in the public highway at any time.
* Vehicles must only access the site using a designated vehicular access point.
* There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations - all of which must be managed within the confines of the site.
* A licence to erect hoardings adjacent to the highway (should they be proposed) may be required.

If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk * All references to public highway include footway, carriageway and verge.
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| The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.  |
| The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433. |

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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.