|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **13.5.2022** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | | | | **N** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0218 | | | | | |  | | | | |
| **Date Inspected:** | | | 4.4.2022 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **REFUSAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Variation of condition 5 (closure of existing access to all traffic except emergency vehicles) of planning permission 3/2004/0806 to provide free site access to the caravan park via the southern road. | | | | | | | | |
| **Site Address/Location:** | | | | | Shireburn Caravan Park Edisford Road Waddington BB7 3LB | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
|  | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| 4 objections have been received  Highway Safety  Amenity | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  DMG1 General Considerations | | | | | | | | | | | | | |
| **Relevant Planning History:**  2004/0806 - Extension to Shireburn Park creating 72 new caravan spaces, new entrance reception and swimming pool. Existing site 5.16 hectares. New area 4.1 hectares. – Approved with conditions | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is located on Edisford Road and is as part residential, part holiday caravan park the access subject of this application is located towards the southern end of the site approx. 100 metres south of the site entrance. Currently access is restricted to use only by Shireburn Boarding Kennels or in emergencies. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks to remove condition 5 imposed on planning application  *" Before any new caravans are first occupied, the existing access shall be permanently closed as indicated on the approved plan and be retained solely for access to the lodge and emergency access to the site.*  *REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of highway safety."* | | | | | | | | | | | | | |
| **Principle of Development:**  Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Whilst the Ribble Valley Districtwide Local Plan is superseded by the Core Strategy the reason for the condition was highway safety which is still a relevant material planning consideration.  LCC highways object to the proposal. Whilst noting that the applicant intends for the access to be used for entry only and suggests measures to discourage use it is likely that people would use it to enter and exit. The access is acceptable in terms of width but is set at an angle with poor visibility which falls considerably short of the required 214m in both directions, achieving only 10.5m and 8.5m and due to the orientation vehicles would need to straddle both the road to turn the corner which would increase the likelihood of conflicts with the users of the boarding kennels or others using it as an exit. There are no material changes in circumstances since the 2004 application which would justify the removal of this condition.  The intensification of the use of the access would result in conditions that would be prejudicial to highway safety contrary to policy DMG1 and therefore it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | To refuse the variation of condition. | | | | | | | | | |