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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:** | 3/2022/0411 | |  |  |  |
| **DECISION DATE:** | 28 July 2022 | |  |  |  |
| **DATE RECEIVED:** | 27/04/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Michael Oldfield  W and M Oldfield  Demesne Farm  Settle Road  Newsholme  Clitheroe  BB7 4JF  ­­­­­­­­­­­­­­­­­­­­­­­­­­­ | |  | Mr Gary Hoerty  Gary Hoerty Associates  Suite 9  Grindleton Business Centre  The Spinney  Grindleton  Clitheroe  BB7 4DH | | |
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| **DEVELOPMENT PROPOSED:** | | The permanent retention of a static caravan for use as a farm workers dwelling. |
| **AT:** | Demesne Farm  Settle Road Newsholme BB7 4JF | |
| 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): | | |
|  | 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:  Site Location Plan Drawing No: Old/661/2960/01 REV B  Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and / or amendments and to clarify which plans are relevant to the consent. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) Schedule 2 Part 1 Class A, B, C, D and E and Schedule 2, Part 2, Class A, no alterations to the existing caravan shall be undertaken and no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere within the residential curtilage to which this consent relates.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the area.  P.T.O. | |
|  | No extension of the residential curtilage shall be undertaken without separate planning consent having first been granted by the Local Planning Authority. For the avoidance of doubt the green edge as shown on Site Location Plan Drawing No: Old/661/2960/01 REV B constitutes the extent of any residential curtilage.  Reason: To define the scope of the consent hereby approved and to protect against further encroachment of residential curtilage into the defined open countryside. | |
|  | The residential curtilage identified in green on Site Location Plan Drawing No: Old/661/2960/01 REV B shall be subject to enclosure in the form of appropriate boundary treatment(s). Prior to any development, details regarding the alignment, height, and appearance of boundary treatments, fencing, walling, retaining wall structures and gates to enclose the identified residential curtilage shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments approved shall be erected and maintained as such within 12 months of the date to which this permission relates.  Reason: To define the scope of the consent hereby approved, to protect against further encroachment of residential curtilage into the defined open countryside and in the interests of the visual amenities of the area. | |
|  | The occupation of the caravan hereby approved shall be limited to a person employed in the operation of the agricultural business at Demesne Farm and shall be solely or mainly working, or last working, in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.  Reason: For the avoidance of doubt as permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general occupation would not normally be permitted. | |
|  | Any replacement agricultural workers dwelling to be sited within the identified residential curtilage shall be restricted to a building as defined in Section 13 (1) of the Caravan Sites Act 1968.  Reason: To define the scope of the permission and to prevent future development for purpose(s) which may be considered inappropriate or unsustainable in a rural location. | |

**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 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. | |
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| Nicola Hopkins  **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.