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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SK | **Date:** | 06.04.23 | **Manager:** | **LH** | **Date:** | **13.4.23** |
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| **Application Ref:** | 2023/0158 |  |
| **Date Inspected:** | 08/03/23 | **Site Notice:** | 08/03/23 |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed siting of an additional holiday lodge. |
| **Site Address/Location:** | Ribble Valley View Old Langho Road Langho BB6 8AW |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Billington and Langho Parish Council have objected on the following grounds:* *Over development of the site. Concerns were expressed that this development would just keep expanding.*
* *On the supplied drawing there is an area ringed with blue showing square boxes, will this be further developments?*
* *The application says the development cannot be seen from a foot path, this is not accurate and can this be checked by the planning team please.*
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objections subject to the imposition of conditions. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations received in respect of the application. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement DMI2 – Transport ConsiderationsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport & MobilityPolicy DME1 – Protecting Trees & WoodlandPolicy DME2 – Landscape & Townscape ProtectionNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2023/0034:**Variation of Condition 3 (holiday use) of planning permission 3/2021/0335. To remove reference to a 3 month period of occupation. (live application)**3/2022/0521:**Discharge of Conditions 7 (Construction Management Plan), Condition 9 (PROW protection measures) and Condition 13 (Surface Water Sustainable Drainage Scheme) of application 3/2021/0335. (Approved)**3/2021/0335:**Extension of existing holiday lodge park to provide for the siting of 19 additional holiday lodges. Resubmission of 3/2019/0851. (Approved)**3/2019/0851:**Extension of existing holiday lodge park to provide for the siting of 29 additional holiday lodges. (Refused)**3/2019/0109:**Application for the discharge of condition 2 (materials) and 3 (lighting) from planning permission 3/2018/0506. (Approved)**3/2018/0506:**Change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges (Amendment to application 3/2015/0880 approved 16 December 2016). (Approved)**3/2015/0880:**Change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges and informal recreational area and footpath. (Approved)**3/2010/0417:**Proposed change of use of agricultural land to form a pitch static caravan holiday park with warden unit, reception, grounds maintenance store and associated landscaping. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a small intermediate area of grassed land within the main body of the Ribble Valley View holiday lodge park. The area is located outside of any defined settlement limits being within land that benefits from an open countryside designation. Public Right of Way FP5 runs north to south at the western extents of the existing holiday park but does not have a direct interface with the area of land to which the application relates. |
| **Proposed Development for which consent is sought:**The application seeks consent for the siting of an additional ‘holiday lodge’ within the existing Ribble Valley view holiday site. The submitted details propose that the lodge will be of a similar appearance to those already accommodated within the park, benefitting from a footprint of 12.2m by 4.3m (excluding decked area) and being of a hand eaves and ridge height of approximately 3.1m and 4.38m respectively.The lodge will be sited within close proximity to the eastern boundary of the site, in a small area of open land bounded by lodges on all sides save that to the east, which is bounded by trees/shrubland on the adjacent land parcel. It is proposed that the lodge will be faced in stained timber with ‘tile’ roof to match the existing lodges on the park. |
| **Principle of Development:**The principle of the development of the site for the purposes of providing holiday accommodation has already been established as acceptable through the granting of a number of extant planning consents. With the original consent 3/2010/0417 having primarily established the acceptability of the principle of the development of the site for such purposes. As such, the principle of the increase in the quantum of holiday accommodation on site, notwithstanding other development management considerations, raises no direct significant conflicts with the relevant inherent policies within the Ribble Valley Core Strategy.  |
| **Impact Upon Residential Amenity:**Given the lodge does not have any direct relationship, intervisibility nor interface with any existing residential receptors, it is not considered that the proposal will result in any measurable impacts upon existing nearby residential amenities.  |
| **Visual Amenity/External Appearance:**The submitted details propose the siting of a lodge that is almost identical in type and scale to that of the existing lodges sited within the existing ‘holiday park’. The lodge will be sited within the main body of the park, in an area of land with lodges directly both to the north, south and west. As such it is not considered that the proposed lodge will be read as being incongruous or anomalous insofar that it will be red in direct conjunction with existing almost identical structures.Taking account of the above it is not considered that the proposal will result in any significant measurable undue impacts upon the character or visual amenities of the immediate area or the character and visual amenities of the defined open countryside. |
| **Highways and Parking:**The Local Highways Authority have raised no objection to the proposal subject to the imposition of the following conditions:1. *No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.*
2. *Before each and every unit is delivered to or taken away from the site an abnormal delivery company should be employed to help with the safe passage of the load and to make other road users aware of the delivery.*
3. *No delivery of caravan units 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.*
4. *The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with AV drawing number SIMPS/08 - Dwg01. Thereafter the onsite parking provision shall be so maintained in perpetuity.*

However, taking account that the proposal seeks consent for the siting of a singular holiday lodge, it is considered that the imposition of conditions 1 -3 would be unreasonable and onerous taking account of the scale of the development. Furthermore, it is considered that conditions 2 and 3 are unreasonable and unenforceable. Particularly insofar that they would place an onus on the authority to enforce matters relating to vehicular types/movements on the public highway which fall within the remit of the Local Highways Authority. |
| **Landscape/Ecology:**No implications resultant from the proposal. |
| **Observations/Consideration of Matters Raised/Conclusion:**In respect of concerns raised by the Parish Council about over development of the site, this has to be looked at on a case by case basis, and for the aforementioned reasons, no harm has been identified from the proposal. Any detail included in the blue edge does not form part of this application.As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. |
| **RECOMMENDATION**: |  |
| That planning consent be granted subject to the imposition of conditions. |