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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:** | 3/2023/0509 | |  |  |  |
| **DECISION DATE:** | 13 December 2023 | |  |  |  |
| **DATE RECEIVED:** | 19/07/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr N MacDonald  Simply Native  Bowland Wild Boar Park  Wardsley Road  Chipping  Preston  PR3 2QT | |  | Paige Linley  PWA Planning  2 Lockside Office Park  Lockside Road  Preston  PR2 2YS | | |
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| **DEVELOPMENT PROPOSED:** | | Change of use of land to erect a further five holiday lodges and four camping pods. |
| **AT:** | Bowland Wild Boar Park Wardsley Road Chipping PR3 2QT | |
| 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. | |
|  | 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 Dwg no A4011-PL01 Rev A Received 13-12-23  - Site Layout as Proposed Dwg no A4011-PL06 Rev B  - Bowland Wildlife - Camping Pods - 1:50 @A3  - Lakeland Leisure Homes ID no 21LR0119 R13  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.  P.T.O. | |
|  | The materials to be used on the external surfaces of the development as indicated on Proposed Plan: Bowland Wildlife - Camping Pods - 1:50 @A3 and Lakeland Leisure Homes ID no 21LR0119 R13 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy. | |
|  | 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.  Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area. | |
|  | No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 40 metres to the right and 2.4 metres by 44 metres to the left have been provided at the site access (as demonstrated on PSA drawing number A4011-PL08 Rev A titled ‘Visibility Splays to Wordsley Road’). These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.  Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021). | |
|  | No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the local planning authority in consultation with the highway authority.  Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety. | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PSA drawing number A4011-PL06 Rev B. 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 (2021).  P.T.O. | |
|  | Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:  (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;  (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);  (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;  (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and  (v) Foul and surface water shall drain on separate systems.  The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.  Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.  Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.  P.T.O. | |
|  | Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:  a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and  b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.  The development shall subsequently be completed, maintained and managed in accordance with the approved plan.  Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development. | |
|  | The actions, methods & timing details included in the submitted Preliminary Ecological Appraisal dated 28th April 2023 shall be adhered to and in the event that any Protected Species are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.  Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.  Reason: To ensure that there are no adverse effects on the local wildlife and ecology of the area before and during the proposed development  P.T.O. | |
|  | Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority.  For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.  The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development and shall be maintained thereafter for a period of not less than 5 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.  For the avoidance of doubt 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 and trees of landscape and visual amenity value are retained and protected as part of the development. | |
|  | The development hereby approved shall be restricted to short-term\* holiday purposes only. No holiday-lodge/caravan stationed on the site shall be occupied at any time as permanent residential accommodation or as a person's main place of residence.  The owners/operators of the park shall maintain an up-to-date register of the names of all owners/occupiers of the individual lodges on the site, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.  \*Short-term for the purposes of this condition means the units shall not be occupied by the same occupant/s for periods of more than 28 days in any 3 month period.  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.  P.T.O. | |
|  | Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.  For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.  The lighting schemes(s) be implemented in accordance with the approved details prior to the occupation of any of the dwellings/ units hereby approved and retained as approved.  Reason: 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 and to minimise/mitigate the potential impacts upon protected species resultant from the development. | |

**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. |
| 3.  4. | 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.  This Decision Notice should be read in conjunction with the officer’s report which is available to view on the website. |
| 5. | 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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| 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/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . 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.