

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: 3/2020/1104

DECISION DATE: 28 May 2021

DATE RECEIVED: 04/01/2021

APPLICANT:

Rimington Leisure Park Ltd
Middlebarrow Plain
Silverdale
Nr Carnforth
LA5 0SH

AGENT:

Mr Harry Tonge
Steven Abbott Associates LLP
130 Highgate
Kendal
LA9 4HE

DEVELOPMENT PROPOSED: Variation of Condition of planning application 3/2019/1011. Condition 13 - Occupancy.

AT: Rimington Caravan Park Hardacre Lane Rimington BB7 4EE

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):

1. The development must be begun not later than the expiration of three years beginning with the date of the original consent (3/2019/1011) dated the 31/07/2020.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

2. Plan related

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:

Location Plan SK-RLP-001

Proposed Layout Plans SK-S-100A, SK-S-1.1A and SK-N-1.2A

Landscaping Planting Plan RTP 700 Rev 0 and RTP 701 Rev 0

Caravan Elevation Plan RTP 081 Rev 0

Proposed Conservatory site Plan SK-RLP-CH.103

Proposed Store Building site block plan SK-RLP-SB.101A

Proposed Conservatory Elevation Plan SK-RLP-CH.104

Proposed Store Building Elevation Plan SK-RLP-SB.100

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Drainage

The sustainable drainage scheme shall be implemented in accordance with the WYG Drainage Technical Note (dated 21 September 2020) and drawings 500-01 Rev A02 and 500-02 Rev A02 as submitted and approved in the Discharge of Condition application 3/2020/0781.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

4. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

5. Highways

For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

6. Demolition or construction works shall not take place outside 08:00 hours to 17:00 hours Mondays to Saturday and not on Sundays or Bank Holidays.

REASON: To protect the amenities of the nearby residents.

7. The development shall be carried out in accordance with the Construction Method Statement dated 7 August 2020 as submitted and approved in the Discharge of Condition application 3/2020/0781.

REASON: To protect existing road users in the interest of highway safety.

8. Notwithstanding the access details shown on the submitted plans Sk-S-100A there shall be no vehicular access to and from the site on to Rimington Lane with the exception of emergency purposes or for construction traffic purposes previously agreed in accordance with the construction phasing plan submitted in compliance with Condition 7.

Within one month of the commencement of the development full details of a gate or other form of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved measure(s) shall be installed in accordance with the approved details prior to the first use of the caravans hereby approved

REASON: To protect existing road users in the interest of highway safety.

9. Within one month of the commencement of the development further details showing:

how adequate intervisibility between vehicles and pedestrians using the PROW3-36FP4 will be secured

full details of the surface materials of the crossing point

details of the future management and maintenance of this part of the site shall be submitted to and approved in writing by the Local Planning Authority.

The development thereafter shall be completed in accordance with the approved details prior to the first use of the caravans hereby approved and the area of land maintained in accordance with the approved details thereafter.

REASON: To protect existing road users in the interest of highway safety.

10. Prior to the first use of the caravans hereby permitted, three bat boxes shall be installed in accordance with the details set out in the Envirotech letter and plans dated 10 August 2020 as submitted and approved in the Discharge of Condition application 3/2020/0781.

REASON: To encourage and promote biodiversity.

11. Within three months of commencement of development on site, a scheme/timetable of phasing for the approved landscaping areas shown on Landscaping Planting Plan RTP 700 Rev 0 and RTP 701 Rev 0 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 duly approved timings and phasings and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure the proposed landscaped areas are provided on a phase by phase basis in the interest of visual amenity.

12. Each caravan hereby approved shall not be used as a unit of permanent accommodation and shall be solely used for holiday accommodation and not be used at any time as sole or principal residence by any occupant.

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:

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);
the name and address (permanent residence) of main guest who made the booking together with dates of occupation.

For the avoidance of doubt permanence residence is where the owner/ guest pay Council tax and/or are registered to vote and keep the majority of their possessions.

REASON: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

13. The extension to the facilities building, creation of new children's play area and storage building shall be constructed using the materials detailed in Steven Abbott Associates letter dated 18 August 2020 as submitted and approved in the Discharge of Condition application 3/2020/0781

REASON: To ensure that the materials used are visually appropriate to the locality.

14. The ground surfacing materials for the new children's play area and storage area shall be constructed using the materials detailed in Steven Abbott Associates letter dated 18 August 2020 as submitted and approved in the Discharge of Condition application 3/2020/0781

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

15. Prior to the first use of the caravans hereby permitted a scheme showing dedicated electric vehicle charging points throughout the application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the electric vehicle charging points shall be provided in accordance with the approved scheme prior to the first use of the caravans hereby permitted.

REASON: To promote options for sustainable modes of transport within the site.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. 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. The Local Planning Authority operates a pre-planning application advice service which

applicants are encouraged to use. Whether or not this was used, 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. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpaths 4 and 5 are of particular relevance.

John Machole

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

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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.