

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0579

DECISION DATE: 16 September 2020

DATE RECEIVED: 22/07/2020

APPLICANT:

Mr N MacDonald
Simply Native
Bowland Wild Boar Park
Wardsley Road
Chipping
Preston
PR3 2QT

AGENT:

Mrs Mary Miller
Rural Futures (North West) Ltd
78a Main Street
Warton
Carnforth
LA5 9PG

DEVELOPMENT PROPOSED: Change of use of land to erect nine holiday lodges with parking and an associated package sewage treatment plant.

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):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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

A3239/PL02
A3239/PL06
A3239/PL04 REVD
Havana Plans and Elevations

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.

3. The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the landscape character of the area.

4. The landscaping proposals hereby approved (Drawing: A3239/PL04REV) shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

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/hedgerow of landscape/visual amenity value are retained as part of the development.

5. 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.

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.

6. No development shall take place, until a construction management plan and transport routing plan has been submitted to and approved in writing by the Local Planning Authority In consultation with the Local Highway Authority. The approved statement/plan shall be adhered to throughout the construction period and in perpetuity of the development thereafter. It shall provide for:
- The parking of vehicles of site operatives and visitors
 - The loading and unloading of plant and materials
 - The storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction
 - A scheme for recycling/disposing of waste resulting from demolition and construction works
 - Details of working hours
 - How deliveries during construction will be managed
 - Routing of delivery vehicles to/from site and manoeuvring within the site to ensure vehicles are able to enter/leave in forward gear.

Reason: to minimise the impact of construction on existing residents in the vicinity of 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.




NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING