

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: 3/2021/0457

DECISION DATE: 04 June 2021

DATE RECEIVED: 28/04/2021

APPLICANT:

Mr Jonathan Parker
Marl Barn Campsite
Tosside
BD23 4SX

AGENT:

Mr Paul Gudgeon
Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Proposed extension of existing campsite to provide additional 3 caravan pitches and 4 camping glamping pods. Erection of a proposed toilet and welfare facilities building and associated landscaping works. Resubmission of 3/2021/0215.

AT: Marl Barn Wigglesworth Road Slaidburn Lancashire BD23 4SX

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 carried out in complete accordance with the proposals as detailed on drawings:

Existing Site Plan 6262-01

Proposed Site Plan 6262-02B

Existing & Proposed Shower Facilities and Toilet Facilities 6262-03A

Proposed Camping Glamping Pod 6262-04

Site Location Plan 6262-05A

Block Plan 6262-06A

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

2. The caravan pitches hereby approved shall be used for the siting of touring caravans for holiday accommodation only and under no circumstances whatsoever shall they be used for the occupation of a caravan for a person's primary residence.

Reason: In order to limit occupation of the site ensuring it remains for touring caravans for holiday accommodation only and to maintain the scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty.

3. Touring caravans shall not be placed on the site unless in actual occupation for holiday purposes and no caravan shall be permitted to remain on the site for a period of one month in total in any period of three months. The owner/operator shall maintain an up to date register of the names and addresses of the occupiers of the hardstandings and shall make the register available at all reasonable times to the Local Planning Authority upon request.

Reason: For the avoidance of doubt and to comply with the terms of the application as the creation of permanent residences in this location would cause harm to the Council's Development Strategy.

4. The camping pods hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained 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 principal occupier together with dates of occupation.

Reason: For the avoidance of doubt and to ensure that the use remains compatible with the character of the area and the intensity, frequency and nature of the usage remains commensurate and relevant to the nature of the consent sought.

5. Precise specifications or samples of all external surfaces of the toilet and welfare facilities building hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: To ensure that the materials to be used are appropriate to the locality.

6. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: In the interests of the visual amenities of the area and to safeguard the residential amenity of the occupants of properties nearby.

7. Full details of the alignment, height and appearance of the boundary walls (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.

The development shall not be occupied until the walls to bound the site have been erected in conformity with the approved details.

Reason: To ensure a visually satisfactory form of development.

8. Precise specifications or samples of the surface treatment of the hardstanding areas shown on the plans hereby approved shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.

Thereafter the surface treatment shall be implemented wholly in accordance with the approved details prior to the development hereby permitted being brought into use.

Reason: To ensure the satisfactory appearance of the development upon completion in the interests of the visual amenity of the area.

9. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 6262-02B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate on-site parking provision is made.

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.

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 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.