



DIRECTOR OF DEVELOPMENT

- 6 APR 2010

FOR THE ATTENTION OF

For office use only

Application No **320100277P**

Date received

Fee paid £ Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

**Application for Planning Permission
Town and Country Planning Act 1990**

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text"/> First name: <input type="text"/>	Title: <input type="text" value="mr"/> First name: <input type="text" value="A"/>
Last name: <input type="text"/>	Last name: <input type="text" value="KINDER"/>
Company (optional): <input type="text" value="Ribblesdale Park"/>	Company (optional): <input type="text" value="Reedley Town Planning"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text" value="2"/> House suffix: <input type="text"/>
House name: <input type="text"/>	House name: <input type="text" value="Reedley Business Centre"/>
Address 1: <input type="text" value="C/O Agent"/>	Address 1: <input type="text" value="Redman Rd"/>
Address 2: <input type="text"/>	Address 2: <input type="text" value="Reedley"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text"/>	Town: <input type="text" value="Burnley"/>
County: <input type="text"/>	County: <input type="text" value="Lancashire"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text"/>	Postcode: <input type="text" value="BB10 2TY"/>

3. Description of the Proposal

Please describe the proposed development, including any change of use:

one and two storey extensions to cafe and office building & creation of bin store

Has the building, work or change of use already started? Yes No

If Yes, please state the date when building work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: Ribblesdale Park

Address 1: Mill Lane

Address 2:

Address 3:

Town: Gisburn

County:

Postcode (optional): BD7 4LP

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: Colin Sherpe

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

please see DAS

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

please see DAS & drawings compound measuring 4.0 x 2.0m.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

in line with LPA policy

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	stone	to match existing	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	slate		<input type="checkbox"/>	<input type="checkbox"/>	
Windows	timber		<input type="checkbox"/>	<input type="checkbox"/>	
Doors	timber		<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)		Bin Store boarded timber fence	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

OAS
 H11/12 DWG 01
 || DWG 02A

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	12	-	-
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of? *EXISTING SYSTEM*

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

15. Existing Use

Please describe the current use of the site:

cafe & office

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current BS5837: Trees in relation to construction - Recommendations

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>	121.5m ²	-	227.01m ²	105.51m ²
A3 Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>	121.5m ²	-	174.91m ²	53.41m ²
B1 (a) Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
BB	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	2	-	-	-
Proposed employees	10	-	-	-

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
caf-e	8am-11pm	8-11	8-11	-

22. Site Area

Please state the site area in hectares (ha)

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>							
Totals (a+b+c+d+e+f+g) =							Totals (a+b+c+d+e+f+g) =								

Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>							
Totals (a+b+c+d+e+f+g) =							Totals (a+b+c+d+e+f+g) =								

Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>							
Totals (a+b+c+d+e+f+g) =							Totals (a+b+c+d+e+f+g) =								

Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>							
Totals (a+b+c+d+e+f+g) =							Totals (a+b+c+d+e+f+g) =								

Total proposed residential units (A+B+C+D) =

Total existing residential units (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:	<input type="text"/>	Other:	<input type="text"/>
Amount (tonnes):	<input type="text"/>	Amount (tonnes):	<input type="text"/>

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): **24/03/10**

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:
 § Neither Certificate A or B can be issued for this application
 § All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building/ or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated): _____ On the following date (which must not be earlier than 21 days before the date of the application): _____

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

[Empty box for steps taken]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Signature]

Date (DD/MM/YYYY):

24/03/10

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
	N/A	

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

- 3 copies of a completed and dated application form: The correct fee: £1005-00
- 3 copies of a design and access statement:
- 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):
- 3 copies of other plans and drawings or information necessary to describe the subject of the application: 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Signature]

Date (DD/MM/YYYY):

24/03/10 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:
Country code: Mobile number (optional):
Country code: Fax number (optional):
Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
Country code: Mobile number (optional):
Country code: Fax number (optional):
Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

DESIGN AND ACCESS STATEMENT

320100277P

SITE: RIBBLESDALE PARK, GISBURN

PROPOSAL: ONE AND TWO STOREY EXTENSIONS TO CAFÉ AND OFFICE BUILDING, AND CREATION OF BIN STORE

1 ASSESSMENT

- 1.1 Ribblesdale Park is a tourist facility offering holiday lodges for purchase and also to rent for short breaks. The rentals are arranged through a partnership agreement with Hoseasons, one of the country's leading caravan park and leisure specialists, which commenced in March 2009. Together with seven other parks spread across England and Wales Ribblesdale Park is being marketed by Hoseasons as part of its exclusive Autograph Holiday Lodge range.
- 1.2 Ribblesdale Park comprises 5.1 hectares of land that has been separated off from the larger Gisburne Park. The park is focussed around what was formerly known as Deer House Farm and former agricultural building serves as the office. The slope of the land across the park is generally down to the north. Ribblesdale Park is situated a short distance to the north west of Gisburn from where it is accessed via Mill Lane, which forms the south west boundary of the park.
- 1.3 Planning consent for the creation of a 62 lodge holiday park together with a large area of amenity space was granted on appeal under planning reference

Director - Alan Kinder, Dip.T.P (Leeds).MRTPI.

Company Secretary - Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone - 01282 834834 Fax - 01282 451666 Web - www.reedley.co.uk email - planning@reedley.co.uk

Reedley Chartered Town Planning And Architectural Consultancy Is The Trading Name Of Reedley Town Planning & Design Ltd
Company no 7105324 Registered in England and Wales

3/02/0104P in April 2003. Work to implement the consent commenced, but the lodges were spaced more widely than originally envisaged. Accordingly, in 2007 planning permission was granted under planning reference 3/06/1044P for an extension to the site to accommodate 15 of the 62 lodges originally approved. However that consent was not implemented and in March 2010 planning permission was granted under planning reference 3/09/0976P for the provision of 35 lodges on the land previously identified for 15, bringing the total for which there is planning permission to 82. It is these 35 lodges together with approx 30 of the existing units which are for rent in conjunction with Hoseasons. In July 2009 planning permission was granted under planning reference 3/2009/0483 for the use of part of the office as a café.

- 1.4 Much of the landscaping in the first areas of the park to be developed is now mature, and subsequent phases are being implemented to the same high standard. The park benefits from a belt of semi-mature and mature trees varying in height between 3 and 10m which extends in from the eastern boundary, and also from numerous areas of mature woodland in the near vicinity. The park also includes areas of unimproved grassland around a pond. A footpath link has been created between Ribblesdale Park and Gisburn avoiding Mill Lane, but there are no public footpaths within the park.

- 1.5 Ribblesdale Park is situated within the open countryside outside a defined settlement boundary. It is therefore subject to the provisions of saved local plan policies ENV3 and G5, and Regional Spatial Strategy policy RDF2. Policy ENV3 requires that in the open countryside outside the AONB and areas immediately adjacent to it development should be in keeping with the character of the landscape area. Policy G5 details the nature of development that will be approved outside settlement boundaries, which includes small scale tourism and recreational developments, subject to the provisions of saved policy RT1. Policy RT1 is in principle supportive of development proposals which extend the range of tourism and visitor facilities in the Borough, subject to a number of criteria

RSS policy RDF2 is applicable to rural areas outside the green belt; it is supportive of a range of development proposals including those which are needed to sustain existing businesses and/or involve the extension of existing buildings.

- 1.6 Also applicable are saved policy G1 and RSS policies W6 and W7. Policy G1 details a number of development control criteria that may be applicable to all proposals. Policy W6 supports tourism development that is of benefit to the rural economy, and policy W7 ensures that suitable standards of tourism development are achieved.

2 INVOLVEMENT

- 2.1 A pre-application discussion has been held with Colin Sharpe, Senior Planning Officer at the Council who has dealt with many of the previous applications at Ribblesdale Park and he was supporting of the application.

3 EVALUATION

- 3.1 The creation of a small café in the centre of the park has proved to be immensely popular with visitors and the volume of trade demonstrates that there is a demand for increased capacity. Furthermore, commensurate with the available office space being reduced in order to accommodate the café, the amount of administrative work has increased. This was a consequence of more lodges coming on stream and the tie up with Hoseasons, which in part of the park has shifted the emphasis towards short breaks. Accordingly the available office space is under an intolerable strain, to the detriment of the smooth running of the business.

- 3.2 The remedy is a modest extension of the building which in due course will allow the separation of the two uses, with the café on the ground floor and the office accommodation above.
- 3.3 With regard to development plan policies, the scheme is a small-scale improvement to existing visitor facilities within an established tourist facility and is therefore acceptable in principle. In terms of appearance, the existing profile of the building will essentially be maintained and all materials will match the existing. Furthermore the building is located in the middle of the park where it is well screened from view, and the development will not therefore be detrimental to visual amenity.

4 DESIGN

- 4.1 The footprint of the existing building is 15.0 x 8.1m; the hipped roof has an overall height of 8.4m with a height to the eaves of 5.1m. The two storey extension will be on the north east side of the building and the single storey extension will be along the rear (north west) elevation. The side extension will increase the width of the building by 6.5m to 21.5m, maintaining the ridge and eaves height. The rear extension will project an additional 3.0m but will be set in from the south west side elevation by 4.8m, and will have a lean-to roof. In total an additional 133m² of floor space will be provided, of which 42m² will be in office use.
- 4.2 With the exception of the north west elevation of the single storey extension which is to comprise a series of glazed panels and doors, the walls will be stone to match the existing. Similarly, the main roof will be slate in order to match the existing but the lean-to roof over part of the café will be glazed. The lean-to extension will not be conspicuous but is designed to allow good levels of natural light into the building.

- 4.3 The bin store is to be attached to the north east elevation of the building. It will comprise a compound measuring 4.0 x 2.0m, enclosed by a 1.8m high close boarded timber fence with an opening in the south east side.
- 4.4 The development does not give rise to a need for any landscaping work.

5 ACCESS

- 5.1 The development raises no issues in respect of site accessibility. Level access will continue to be provided into the ground floor of the building.

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