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: 3/2006/0673
DECISION DATE: 15 September 2006
DATE RECEIVED: 08/08/2006

APPLICANT:
Mr S Ainsworth
T/A Ribble Valley Luxury Homes Ltd
C/O Agent

AGENT:
Janet Dixon Town Planners Ltd
10A Whalley Road
CLITHEROE
BB7 1AW

DEVELOPMENT PROPOSED: Alteration to approved site road and layout (part) and additional 4 chalets; associated engineering works

AT: Greenbank Quarry Longridge

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 this permission.

   Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

   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 G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

   The approved landscaping scheme 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 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.

   REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

   REASON: In order to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

Relevant planning policy

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 - Species Protection.
Policy RT1 - General Recreation and Tourism Policy.
Policy RT19 - Development Which Prejudices Footpaths.
Policy RT20 - Countryside Recreation - Facilities.

Summary of reasons for approval

The proposal has no significant detrimental impact on residential amenity nor visual impact or highway safety.

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

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: **14 SEPTEMBER 2006**
REF: **JM/EL**
CHECKED BY:

APPLICATION NO: 3/2006/0673/P (GRID REF: SD 6198 3830)
PROPOSED ALTERATION TO APPROVE THE SITE ROAD AND LAYOUT AND ADDITIONAL 4 CHALETS AND ASSOCIATED ENGINEERING WORKS AT GREENBANK QUARRY, LONGRIDGE

PARISH COUNCIL:	Object to this application as only had the new plan and no overview of the original plan and it is unclear which are to be the 4 new chalets and unclear which section of the road is involved. A further letter also requests a meeting with officers to discuss various issues regarding the site but did not request any further information to assess their initial comments.
HIGHWAY AUTHORITY:	No objections.
NEARBY RESIDENTS AND STATUTORY ADVERTISEMENT:	No representations received.

Proposal

This scheme seeks detailed consent for alteration to an approved scheme in relation to the realignment of an internal road, the resiting of some of the chalets as well as the erection of an additional 4 chalets. The part of the site this relates to is the north west part of the site and is near the entrance to the site in front of the constructed main building and also backs on to the old Clitheroe Road from the rock face. Part of the purpose of this proposal is to bring the units further away from the rock face and to have one main internal roadway which would link to the individual chalets via private footpath and driveway. The realignment would allow for the introduction of additional chalets.

Site Location

The proposal is located on the outskirts of Longridge within the former quarry adjacent to the site of the static caravan site and is situated within the Area of Outstanding Natural Beauty.

Relevant History

3/95/0080/P – Outline application for development of 30 chalets. Approved with conditions.

3/01/0485/P – Reserved matters application for 30 chalets. Approved.

3/01/0419/P restaurant section area. Refused.

3/02/0447/P – Restaurant reception area. Approved.

3/05/0092/P – Substitution of holiday chalet types that incorporate balcony. Approved.

3/05/0503/P – 3 chalets. Approved.

3/06/0138/P – Two additional stone chalets. Refused.

3/06/0400/P – Erection of chalet and construction of stone boundary wall. Approved.

Relevant Policies

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 - Species Protection.
Policy RT1 - General Recreation and Tourism Policy.
Policy RT19 - Development Which Prejudices Footpaths.
Policy RT20 - Countryside Recreation - Facilities.

Environmental, AONB, Human Rights and Other Issues

The main issues regarding this proposal relate to the visual impact caused by the realignment of the carriageway which is an internal road as well as the introduction of 4 new chalets. In relation to the extra units, I am satisfied that as the buildings would be effectively screened by existing buildings and ones that currently have detailed consent, the impact would be minimal. The total would now be 35 chalets. The proposal still has adequate landscaping elsewhere within the site and this current scheme has no introduced landscaping at the entrance to the site, which I believe is an important feature. The proposal will include hard landscaping as well as soft landscaping.

I am mindful of the concerns of the Town Council but consider that the overall impact will not be significant and as such, accept the proposal. I am aware that the original consent related to 30 units and this, given the previous approvals, will now total 38 units but do not consider these additional units would relate in a density that is inappropriate, nor would significantly harm the visual amenity of the area.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on residential amenity nor visual impact or highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

   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 G1 of the Ribble Valley Districtwide Local Plan.

2. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted

to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme 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 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.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.