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: 3/2006/0400
DECISION DATE: 21 June 2006
DATE RECEIVED: 08/05/2006

APPLICANT:
Ribble Valley Luxury Homes Ltd
Eastham House Farm
Gtreat Mitton
Whalley
Lancs
BB6 9PH

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

DEVELOPMENT PROPOSED: Erection of one holiday chalet. Proposed construction of 40m length of random stone wall 1.5m high along Clitheroe Road.

AT: Greenbank Quarry Clitheroe Road Longridge Lancashire

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 and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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.

P.T.O.

APPLICATION NO. 3/2006/0400 **DECISION DATE: 21 June 2006**

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 nearby residential amenity, nor have visual impact nor 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: **20 JUNE 2006**
REF: **JM/JS**
CHECKED BY:

APPLICATION NO: 3/2006/0400/P (GRID REF: SD 6198 3830)
PROPOSED CREATION OF ADDITIONAL HOLIDAY CHALET AND 400M OF RANDOM STONE WALL AT 1.5M IN HEIGHT AT CLITHEROE OLD ROAD, LONGRIDGE GREEN BANK QUARRY, LONGRIDGE.

TOWN COUNCIL:	Object to the height of the proposed wall, this area is used as a vantage point to look over the valley. This area is well used for that purpose and a wall at this height would prevent this use. Also it was felt that a wall at this point could be dangerous as the current fence is a link fence and can be seen that this sits on the edge of the quarry, should a wall be put there it would not be possible to see that this is on the edge of a quarry. The Town Council also object to the erection of a holiday chalet as this appears to be out of the building line. There was no mention of any road extension, which would appear to be extended in order to reach this chalet. It is felt that the position of the chalet makes it stand out like a sore thumb as it is far removed from the building line. Should the chalet be approved the Council have asked that the conditions regarding occupancy be imposed.
ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	No observations received at the time of preparing this report.
NEARBY RESIDENTS:	No representations have been received at the time of preparing this report.

Proposal

This scheme seeks detailed consent for the erection of an additional stone holiday chalet located adjacent to the lake at Greenbank Quarry at the bottom part of the site.

It also involves the erection of a 14m sectional stone walling at 1.5m in height along part of the Clitheroe Old Road. The stone chalet is of a similar size to one which is currently under construction and would measure approximately 11m x 9m with a maximum height of 6.85m.

Site Location

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

Relevant History

3/95/0080 – Outline application for development of 30 holiday chalets, reception, restaurant and car park. Approved with conditions.

3/2001/0485 – Reserved Matters application for 30 chalets. Approved.

3/2001/0419 – Restaurant/reception area. Refused.

3/2002/0447 - Restaurant/reception area. Approved.

3/2005/0922 – Substitution of holiday chalet type to incorporate balcony. Approved.

3/2005/0503 – Three chalets. Approved.

3/2006/0138 – Two additional stone chalets. Refused.

Relevant Policies

Policy G1 - Development Control.
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Policy ENV7 - Species Protection.
Policy RT1 - General Recreation and Tourism Policy.
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Environmental, AONB, Human Rights and Other Issues

The main issues regarding this proposal relate to the visual impact caused by the construction of a stone wall along Clitheroe Old Road and also the additional chalet. In relation to the extra unit, although it is divorced from the main part of the site it is within the area designated as the holiday park and adjacent to the lake. I consider that, given the topography of the land it will be reasonably well screened by the existing embankment and would not result in inappropriate additional built form although I acknowledge the views of the Town Council.

The creation of a 40m length of a 1.5m wall on part of Clitheroe Old Road would be visible due to it being on an elevated part of the site. Currently there is a post and wire fence which allows pedestrians and vehicular traffic long distance views of the valley. I note the concern of the Town Council regarding creation of a wall but the right of a view is not a material consideration. The locality has a mixture of stone walls and hedgerows and, as such, a random stone wall would be appropriate.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor have visual impact nor 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 and the adopted Supplementary Planning Guidance – "Extensions and Alterations to Dwellings".

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