ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Town and Country Planning Act 1990
Full Planning Application

PLANNING PERMISSION

Name and address for correspondence:	Applicants name:
MR ROBERT PLANT 229, HUDDERSFIELD ROAD MILNROW OL16 3TA	MR ROBERT PLANT

Part 1 - Particulars of Application

Date of Application: 07-Apr-2010 Application No: 10/D53112

Proposal and Location:
CHANGE OF USE OF LAND TO TOURING CARAVAN & CAMPING SITE WITH ANCILLARY STORAGE / WASHROOM
LAND TO SIDE AND REAR OF, 217-231, HUDDERSFIELD ROAD, ROCHDALE

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been **Granted** for the carrying out of the development referred to in Part 1 above. The reasons for granting permission are set out below.

In pursuance of its powers under the above Act, and in accordance with the requirements of the Town and Country Planning (General Development Procedure) Order 2003, the development was considered to comply with the relevant policy(ies) and/or proposal(s) contained within the Development Plan as detailed on this decision notice.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following condition(s):

Condition(s) and Reason(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:-

   Drawing 1: Proposed facility building and site entrance
   Drawing 2: Proposed Site Layout

   and the development shall not be carried out other than in complete accordance with these drawings hereby approved.

   Reason: For the avoidance of any doubt and to ensure a satisfactory standard of development in accordance with policies of the Rochdale Unitary Development Plan as listed below on this decision notice.

3. No development shall take place until an investigation and risk assessment, in addition to any assessment

provided with the planning application, has been completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii)where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies EM/8 and BE/2 of the Council's Unitary Development Plan.

4. Notwithstanding any description of materials in the application no development shall take place until samples or full details of materials to be used externally on the building(s) have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials, including the cladding to the concrete washroom / reception building. Only the materials so approved shall be used, in accordance with any terms of such approval.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy BE/2 of the Council's Unitary Development Plan.

5. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until a scheme for the design, construction and drainage of the site access road, vehicle turning circle and car parking area has been submitted for the written approval of the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the submitted scheme shall include the following details:
   - a bound surface for a distance of 12m into the site;
   - a kerb radius of 6m;
   - the gradient of the access road not exceeding 1 in 14; and
   - a pedestrian footway leading into the site.

   The site shall not be first brought into use until the approved scheme has been fully implemented in accordance with the approved details and shall be retained thereafter.

   Reason: In the interests of highway safety in accordance with Policies A/3 and A/9 of the Rochdale Unitary Development Plan.

6. Visibility splays of 160 metres by 2.4 metres shall be provided at the junction of Huddersfield Road wiith the access to the site before the development is brought into use. The area of land between the visibility splay line and the highway boundary shall thereafter be kept clear of all obstructions in excess of 1 metre in height.

   Reason: In the interests of road safety and in accordance with Policy A/9 of the Rochdale Unitary Development Plan.

7. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until a detailed site layout plan (at a scale of 1:100) to indicate the exact positions of the caravan pitches, tent pitches, 'camping pods' and washroom / reception facility building and any associated hard standing has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before any pitches are first occupied and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity and to prevent nuisance arising in accordance with Policies LT/6, BE/2 and D/4 of the Rochdale Unitary Development Plan.

8. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take until details of a screen planting scheme of trees, hedges and/or shrubs along the southern boundary of the site adjacent to Huddersfield Road and the eastern boundary of the site adjacent to nearby residential properties has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The scheme of planting, as approved, shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

   Reason: To adequately screen the site in the interests of the visual amenities of the area in accordance with Policy BE/2 of the Council's Unitary Development Plan.

9. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until full details of the treatment of all site boundaries, including fences, walls, retaining walls and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

   Reason: In the interests of achieving a satisfactory appearance and in order to protect the amenities of neighbouring residents in accordance with Policies LT/6 and BE/2 of the Rochdale Unitary Development Plan.

10. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until all the existing trees within the site, (except those shown to be removed on the approved plans), have been enclosed with temporary protective fencing in accordance with BS:5837 – 2005 'Trees in relation to construction – Recommendations'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

    Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies BE/2, BE/8 and NE/8 of the Council's Unitary Development Plan.

11. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until full details of the means of surface water discharge to a soakaway / watercourse / surface water sewer and foul drainage discharge have been submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full before the site is first brought into use.

    Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policies EM/7 and EM/8 of the Council's Unitary Development Plan.

12. The change of use hereby permitted shall not take place until an application for advance warning signs along Huddersfield Road has been submitted and paid for in full to the Local Highways Authority. The approved signs shall be erected in positions along Huddersfield Road to be agreed in writing with the Local Highways Authority and retained thereafter in perpetuity.

    Reason: In the interests of highways safety and in accordance with Policy A/24 of the Unitary Development Plan.

13. The caravans, camping 'pods' and tent pitches shall be occupied for holiday purposes only and none of them shall be occupied between the last day of October and the first day in March the following year unless a prior written consent has been obtained from the Local Planning Authority.

    Reason: In order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policy LT/3 of the Council's Unitary Development Plan.

14. There shall be no arrivals to or departures from the site by caravans, trailers or service vehicles between the hours of 0700 and 1900 on any day unless otherwise agreed in writing by the Local Planning Authority.

    Reason: In the interests of highway safety and to protect the amenities of the nearby residents in accordance with Policies A/9 and BE/2 of the Council's Unitary Development Plan.

Reason for Decision

The application site is a vacant area of land within the Green Belt. The front (south) section of the site has an attractive green field appearance whereas the rear (north) of the site is less attractive with areas of hardstanding. The site is located at the foot of the Piethorne Valley so the proposed use as a camping and touring caravan site would be ideally situated to act as a gateway to the countryside. The site is in a sustainable location within walking distance of the rail and bus links in nearby Newhey Village. The proposed use would not unduly harm the openness of the Green Belt, and the site would be sufficiently screened to protect the rural character of the area. The site would be served by an appropriate access and adequate vehicular turning and parking facilities can be accommodated within the site. The proposal would promote leisure, recreation and tourism uses within the Borough without unduly affecting the amenities of neighbouring residents. The development proposed is therefore in compliance with the provisions of the following relevant policies of the Rochdale Unitary Development Plan and national planning guidance:

Unitary Development Plan:

G/D/2	(Part One Policy) Green Belts
D/4	Control of development in the Green Belt – General
G/LT/1	(Part One Policy) Sport, Leisure and Tourism
LT/3	Development for Tourism and Leisure
LT/6	Camping Sites, Touring and Static Caravan Sites
G/RE/1	(Part One Policy) Countryside and the Rural Economy
RE/4	Diversification in the Rural Economy
RE/5	Access to the Countryside
RE/6	Recreational Rights of Way
G/A/1	(Part One Policy) Accessibility
A/3	New Development – Access for Pedestrians and Disabled People
A/9	New Development – Access for General Traffic
A/10	New Development – Provision of Parking
G/EM/1	Environmental Protection and Pollution Control
EM/4	Contaminated Land
EM7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water

PPG2: Green Belts
PPS7: Sustainable Development in Rural Areas.

In summary, the reason for granting the permission is that Rochdale Metropolitan Borough Council is of the opinion that the development is in accordance the relevant national and local planning policies and guidance and that there are no material planning considerations that indicate that an alternative decision should be reached. The planning conditions proposed would ensure that any material harm that may arise from the development could be reasonably mitigated.

Date of Decision 02-Jun-2010

MR

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Signed on behalf of the Council

IMPORTANT
PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:
The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £25.00 for householder applications and £85.00 in all other cases.