


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 19 OCTOBER 2023					
Briefing version		Issue Date:			
Committee Version	•	Issue Date:	19/10/2023		
Application Ref:	3/2023/0156	CONVERSION AND EXTENSION OF FORMER DOG & PARTRIDGE TO FORM ONE DWELLING AND SIX RESIDENTIAL APARTMENTS AND THE ERECTION OF THREE BUILDINGS FOR HOLIDAY ACCOMMODATION USE AND DETACHED GARAGE. DOG AND PARTRIDGE HESKETH LANE CHIPPING PR3 2TH		REC:	APPROVAL
<p>Since the publication of the Committee Agenda the Committee are asked to note the following updates to conditions following further liaison with the Applicant:</p> <ul style="list-style-type: none"> - Condition nos. 5 and 6 (drainage scheme to be submitted) are to be amended so that instead of stating ‘No development shall commence in any phase until...’ they read ‘<i>No development shall commence on plots 8-10 as indicated on Dwg no P05 Rev H until...’.</i> <p>This will allow the developer to undertake conversion and extension works to the existing building prior to the submission of the final drainage scheme, and this change has been agreed with the Lead Local Flood Authority who would be consulted on the discharge of both conditions.</p> <ul style="list-style-type: none"> - Condition no. 4 has been amended to remove the clause requiring the holiday units to operate as one business for holiday rental and to not be sold off individually to other third parties as this was considered overly restrictive on the business operation. Condition 4 now reads as follows:- <p><i>The holiday cottages hereby approved (identified as plots 8-10 on the approved site plan) shall be restricted to holiday accommodation use only and shall not be occupied at any time as permanent residential accommodation or as a person's main place of residence. These units shall not be occupied by the same occupant/s for periods of more than 28 days in any 3-month period.</i></p> <p><i>The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the individual holiday cottages on the site, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.</i></p> <p><i>Reason: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.</i></p>					