

PLANNING DECISION NOTICE

Peak District National Park Authority

Tel: 01629 816200

E-mail: customer.service@peakdistrict.gov.uk

Web: www.peakdistrict.gov.uk

Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



**PEAK
DISTRICT
NATIONAL
PARK**

To: Mr Roger Vail
C/o SLR Consulting
SLR Consulting Limited
2nd Floor, Hermes House
Holsworth Park, Oxon Business Park
Shrewsbury
UK
SY3 5HJ

P.5999

THIS NOTICE RELATES TO PLANNING CONTROL ONLY, ANY OTHER STATUTORY CONSENT MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY

TOWN & COUNTRY PLANNING ACTS & GENERAL DEVELOPMENT ORDER

In pursuance of the powers vested in the Peak District National Park Authority under the above Acts and Order, and with reference to your application for Full Planning Applications (Major Applications and 13 week deadlines), details of which are as follows:

Office Code No. NP/DDD/0219/0137

Date received: 11 February 2019

Proposal: Re-organisation and upgrade of the existing 'Rivendale Holiday park' to include demolition of existing site buildings, construction of replacement facilities and maintenance/housekeeping buildings with provision of accommodation in the form of 78 lodges, 7 cabins, 3 field barns, 25 pods and 2 tree houses

Location: Alsop Rivendale Touring Caravan And Leisure Park
Unnamed Section Of A515 From Crosslow Lane To
Back Lane
Alsop En Le Dale

Parish: Eaton & Alsop

THE DECISION

NOTICE IS HEREBY GIVEN THAT PERMISSION FOR THE PROPOSED DEVELOPMENT in the manner described on the application and shown on the accompanying plans and drawings is

GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun within 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted and amended plans reference: Revised Proposed Masterplan Plan B, 1711/RV-014 Rev C Facilities Building Elevations, 1711/RV-010 Rev E Facilities

Signed

Date 16 July 2019

Attention is called to the notes at the end of this Decision Notice

Form TCP3

Building GA Plan, 1711/RV-018 Rev A Proposed Facilities Building Roof Plan, 1711/RV-015 Rev A Facilities Building GA Sections, 1711/RV-017 Maintenance/HK Building Elevations, 101 Ecological Retention & Enhancement, 1711/RV-011 Housekeeping/Maintenance GA Plan, 1352/7 Lighting Plan, subject to the following conditions or modifications.

3. All units and the camping field hereby permitted shall not be occupied other than for short term holiday letting purposes. The units and camping field shall not be occupied as permanent dwellings and shall not be occupied by any one person for a period exceeding 28 days per calendar year. The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the Local Planning Authority upon request.
4. No field barns are approved for holiday let use. The single field barn as shown on the amended plan shall be used for a bat roosting feature only.
5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall then be implemented as approved.
6. Prior to the demolition of the existing facilities building and prior to any new units being brought onto the site, a scheme of ecological mitigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out fully in accordance with the approved mitigation measures, which shall be fully implemented and thereafter retained.
7. The facilities building hereby approved shall only be available for use by overnight guests of the site.
8. The sleeping accommodation within the maintenance and housekeeping building hereby approved shall be for occasional staff use only and shall not be let to visitors or be used as a permanent dwelling.
9. The submitted renewable energy scheme shall be implemented before the facilities building and new units are first brought into use and shall thereafter be retained.
10. The submitted travel plan shall be implemented when the development is first brought into use and shall continue to be implemented thereafter.
11. Before any units are brought onto site, the materials and colour finish of the units shall be submitted to and approved in writing by the Local Planning Authority. The units shall be fully in accordance with the approved details and retained as such thereafter.
12. Before any external lighting is installed a scheme of details of lighting, including luminosity levels, shall be submitted to and approved in writing by the Local Planning Authority. No external lighting other than as shown in the approved scheme shall then be installed.
13. Before the development hereby approved is first brought into use a scheme of grassland enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation. The enhancement measures shall then be implemented in accordance with the approved scheme and timetable.
14. Prior to commencement of development a construction traffic method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall then be fully implemented throughout the duration of the construction period.
15. No unit or pitch shall be occupied until the parking provision for that unit or pitch has been made available. The parking areas shall be retained for parking use at all times free from any impediment to its designated use.
16. Prior to the commencement of the construction of the maintenance and housekeeping building hereby approved details of the external wall and roofing materials and details of the size, form and materials for window and door openings shall be submitted to and approved in writing by

the Local Planning Authority. The development shall then be carried out fully in accordance with the approved details and retained as such thereafter.

17. The submitted drainage strategy shall be fully implemented before the development is brought into use.
18. The lodges, cabins and camping pods shall only be sited in accordance with the submitted plans and no units shall be sited elsewhere within the application site. Other than the camping pods as shown on the submitted plans, the remainder of the camping field shall be used for touring camping only.
19. The total number of lodges and cabins within the site shall not exceed 75 and the number of camping pods will not exceed 25. No other static or touring caravans shall be brought onto the site at any time.
20. The camping pods hereby approved shall not include kitchen facilities and shall be no larger than as stated on the submitted plans.
21. Before the development hereby approved is first brought into use a detailed scheme for landscaping (including tree and shrub planting seeding or turfing, earthmounding, drystone walling, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling or surfacing shown on the approved plan shall be completed before the building is first occupied. Any trees dying, being severely damaged or becoming seriously diseased shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.
22. The development hereby approved shall be carried out fully in accordance with the tree protection measures set out in section 5 of the submitted Arboricultural impact Assessment dated 08 January 2019.
23. Prior to the first occupation of the development hereby approved a scheme of measures for removal and disposal of waste and demolition materials shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for removal and disposal shall then be fully implemented before the development is first brought into use.
24. No cabins, pods or tree houses shall be replaced without the prior written consent of the Local Planning Authority.
25. All cabins and lodges shall comply with the definition of a caravan as set out in the Caravan Sites Act 1968.
26. Prior to the commencement of demolition of the existing facilities building, a scheme of architectural and archaeological building recording shall be submitted to and approved in writing by the Local Planning Authority.
27. The cabins, lodges, tree houses and camping pods hereby approved in any defined area (shown as areas A,B,C,D and E on the submitted plans) shall not be occupied until the service roads, parking areas and facilities building as applicable for that named area have been completed.

Reasons for Conditions:

1. To comply with Sections 91, 92, and 93 of the Town and Country Planning Act 1990 (which requires the National Park Authority to reconsider the proposal afresh after a period of years) as amended by Section 51 of the Planning Compulsory Purchase Act 2004.
2. For clarity and for the avoidance of doubt.

3. The occupation of the units as permanent residential accommodation would be unsustainable and contrary to Core Strategy policies HC1
4. For clarity and the avoidance of doubt. A new build barn for holiday accommodation use would be contrary to policy RT2.
5. In the interest of pollution control.
6. In the interest of protected species.
7. To protect the vitality and viability of facilities within named settlements in the National Park.
8. For clarity and the avoidance of doubt. Use of the accommodation as holiday lets or permanent dwellings would be contrary to policies RT2 and HC1.
9. In the interest of climate change mitigation and energy efficiency.
10. In the interest of promoting understanding and enjoyment of the National Park and to promote sustainable traffic patterns.
11. In the interest of visual amenity.
12. In the interest of protected species, visual amenity and protecting the special character of the National Park.
13. In the interest of ecological enhancement.
- 14&15. In the interest of highway safety.
16. In the interest of visual amenity.
17. In the interest of amenity and pollution control.
- 18-20. To enable the National Park Authority to retain control over the extent of the use and to prevent any adverse effect upon the character of the area and the interests of nearby residents.
21. In the interest of visual amenity.
22. In the interest of protection of trees.
23. To prevent any adverse effect upon the character of the area.
- 24&25. To enable the National Park Authority to retain control over the extent of the use and to prevent any adverse effect upon the character of the area and the interests of nearby residents.
26. To provide mitigation for the loss of the historic building.
27. To ensure a satisfactory standard of amenity for guests of the site and for the avoidance of any doubt as to the implementation of the planning permission.

Footnotes

Attention is drawn to the Section 106 Unilateral Undertaking made by the applicant.

Note: Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Section 38(3) of the Act also provides that the development plan consists of saved Development Management policies and the adopted Core Strategy.

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS

Please note, only the applicant possesses the right of appeal.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under [Section 78](#) of the Town and Country Planning Act 1990.

If you want appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy on telephone number: 0303 444 5000 or by email to enquiry@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

The Inspectorate will publish details of your appeal on their website. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available in the Planning Inspectorate's [Personal Information Charter](#).

Appeals Examined by Inquiry

If you intend to submit an appeal that you would like examined by inquiry then you must notify the local planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. You will be required to complete the **Notification of an intention to submit an appeal email template**, which can be found under this link: [Inquiry Guidance](#).

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) or, where the land is situated in a National Park, the National Park Authority for that Park in whose area the land is situated. This notice will require the Council or Authority to purchase his interest in the land in accordance with the provisions of [Part VI](#) of the Town and Country Planning Act 1990.

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Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE



To: Mr Roger Vail
C/o SLR Consulting
SLR Consulting Limited
2nd Floor, Hermes House
Holsworth Park, Oxon Business Park
Shrewsbury
UK
SY3 5HJ

Dear Sir or Madam

Please find attached a copy of the approval notice for the development outlined below.

Please read this notice carefully. It is particularly important that you comply with any conditions which require details to be submitted and agreed, or some other action to be taken, before work commences. These are often known as "pre-conditions" and usually start with words such as "Prior to the commencement of development" or "Before any work takes place", but there may be other similar words, so please read this notice carefully.

Failure to comply with pre-conditions could result in any work carried out being unlawful and the permission not implemented. **Similarly, failure to comply with the conditions and/or the approved plans could result in abortive work and possible enforcement action.**

If you are employing a builder or other contractor to carry out the work you should ensure that he has a copy of the approval notice and approved plans before starting work.

If you wish to amend the approved plans in any way, you must first agree this with us. There is a formal process for submitting and agreeing both minor ("non-material amendments") and more significant amendments to the approved plans. Details can be found on the Authority's web site at <http://www.peakdistrict.gov.uk/planning/advice/do-i-need-permission>

Please return the first tear-off section at the bottom of this letter before work commences and the second tear-off section once the work has been completed. Two pre-paid labels are enclosed for your use.

Yours faithfully

John Scott
Director of Conservation and Planning

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To Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

APPLICATION No: NP/DDD/0219/0137

P. 5999

Site Address: Alsop Rivendale Touring Caravan And Leisure Park, Unnamed Section Of A515 From Crosslow Lane To, Back Lane, Alsop En Le Dale,

Development: Re-organisation and upgrade of the existing 'Rivendale Holiday park' to include demolition of existing site buildings, construction of replacement facilities and maintenance/housekeeping buildings with provision of accommodation in the form of 78 lodges, 7 cabins, 3 field barns, 25 pods and 2 tree houses

The above development **commenced** on _____

Signed: _____ Date _____

Name (in block capitals): _____

✂-----

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The above development was **completed** on _____

Signed: _____ Date _____

Name (in block capitals): _____