

UTT/13/2792/FUL (HIGH EASTER)

MINOR APPLICATION

(Referred to Committee by Cllr Hicks.

Reason: Overdevelopment of site and breach of previous planning permission regarding number of units)

PROPOSAL: **Addition of mobile home for residential use**

LOCATION: **Land known as Twin Willows, Stagden Cross Road, High Easter**

APPLICANT: **Mr Thomas Price**

EXPIRY DATE: **10 December 2013**

CASE OFFICER: **Katherine Mathieson**

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The site comprises a parcel of land to the west of Grange Road accommodating 2 static mobile homes, 3 touring caravans and associated outbuildings. There is an earth bund adjacent to the road and a previously approved landscaping scheme has been implemented along the site boundaries comprising native species planting. The access to the north of the site has five bar gates adjacent to the boundary.

3. PROPOSAL

3.1 This application relates to the stationing of one additional static mobile home on the site for residential use by the occupiers of an existing touring caravan on the site.

4. APPLICANT'S CASE

4.1 The submitted details indicate that Mr Price, his wife and three children currently occupy one touring caravan and they require additional space. One of the children has Asperger's and also requires space away from the rest of the family that a larger static mobile home would facilitate.

5. RELEVANT SITE HISTORY

5.1 UTT/2036/11/FUL

5.2 Retrospective change of use for private gypsy site and stationing of caravans for residential occupation with associated development conditionally approved December 2011.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

- Planning Policy for Traveller Sites

6.2 Uttlesford District Local Plan 2005

- S7 – The Countryside

7. PARISH COUNCIL COMMENTS

- 7.1 To be reported.

8. CONSULTATIONS

None

9. REPRESENTATIONS

- 9.1 11 representations comprising 10 objections and 1 comment have been received. Period expired 14 October.

- 9.2 Main points objecting:

- There has been no change to policies since the last application and the policies should be upheld
- Would be out of keeping with surrounding area
- The site is already overcrowded
- The site is a visible eyesore in the countryside
- The existing accommodation is adequate for the needs of the current occupiers
- No tree survey has been submitted with the application
- Conditions on the previous permission have not been complied with – would approval of this application make that lawful?
- Concerned that further hedging would be removed and the previously required landscaping scheme has not been implemented
- The road to the front of the site now floods
- The public footpath is not usable

10. APPRAISAL

The issue to consider in the determination of the application is:

- A The impact of the development on the surrounding countryside

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- 10.1 The site is located within the countryside and Policy S7 of the Uttlesford Local Plan (ULP) specifies that planning permission will only be given for development that needs to take place there or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to take place there.

- 10.2 The site has an existing planning permission for the stationing of caravans and mobile homes for private gypsy use. The existing accommodation is not sufficient for the applicant and his family and the application seeks the addition of 1 static mobile home. It is not intended that any additional people would be resident on the site.

- 10.3 The Communities and Local Government document “Designing Gypsy and Traveller Sites – Good Practice Guide” specifies that “Gypsy and Traveller sites are designed to provide land per household for a mobile home, touring caravan and a utility building, together with space for parking”. This site has insufficient provision for Mr Price’s family due to them all living in a touring caravan and not having a mobile home and this application seeks to address this.
- 10.4 The site is located within the open countryside and is visible from long views across the countryside. Planting has been implemented in accordance with the conditions of the previous planning permission however this comprises young plants and it will take some time for this to provide adequate screening. Notwithstanding this, the addition of a further mobile home on the site would not result in a significant increase in the amount of built form on the site and it would not increase the visual prominence of the site within the countryside.
- 10.5 The applicant has indicated that there is a need for an additional mobile home which would be in accordance with the Good Practice guide for Gypsy and Traveller sites and the proposal would have a low visual impact within the countryside within the context of the overall site. As such the proposal complies with the requirements of ULP Policy S7.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposed mobile home is required for the occupiers of the site, would not significantly increase the visual impact of the overall site and complies with the requirements of ULP Policy S7.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

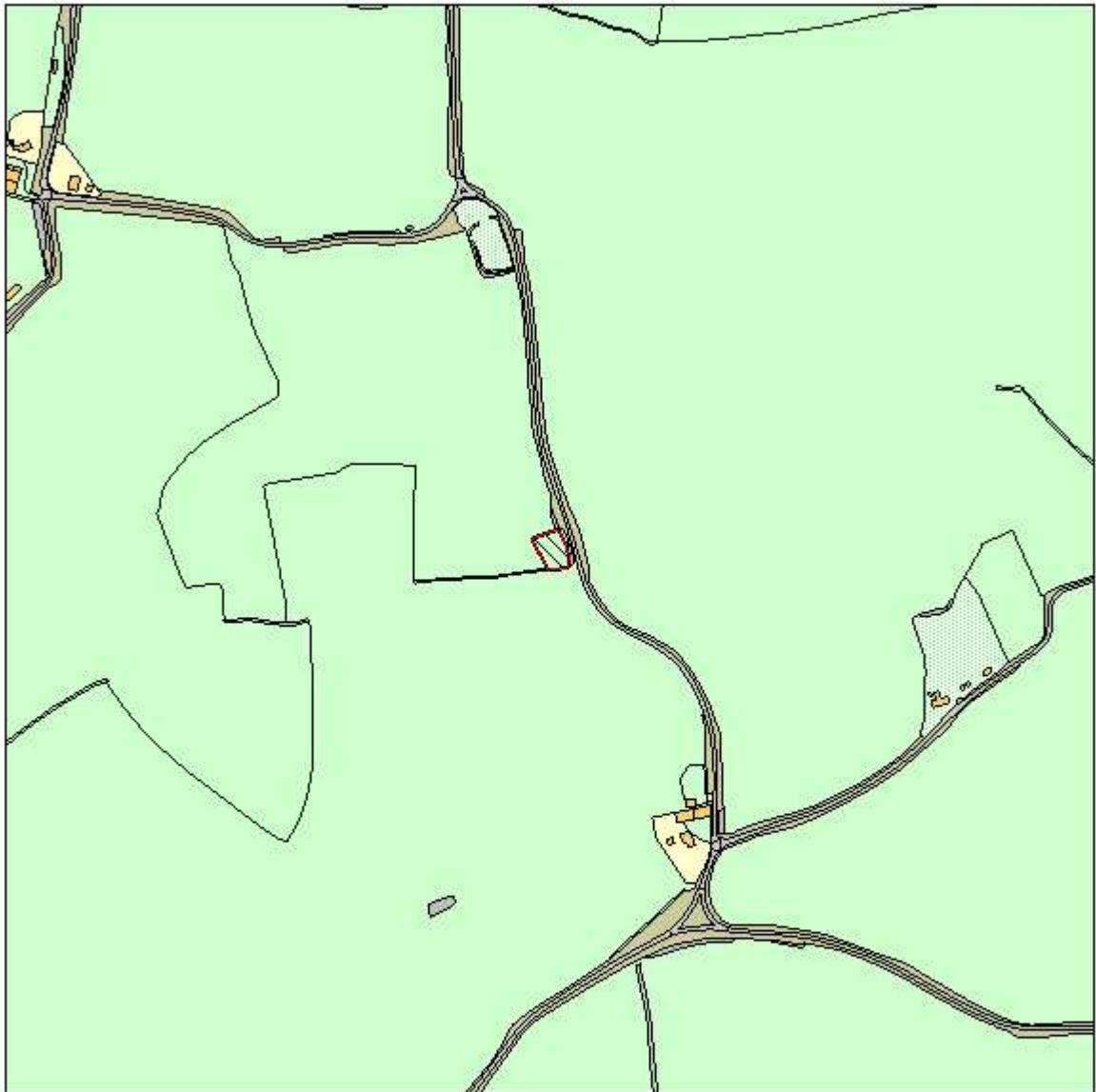
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The mobile home hereby approved shall only be occupied by gypsies or travellers as defined by Annex 1, paragraph 1 of "Planning Policy for Travellers Sites" produced by the Department for Communities and Local Government (March 2012).

REASON: To ensure the site continues to meet an identified need for gypsy and travellers accommodation in accordance with "Planning Policy for Travellers Sites".

UTT/13/2792/FUL

Land known as The Twin Willow s Stagden Cross Road High Easter



Scale : 1:5000

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