

24/2005/002

MR J HOLLAND

CONTINUED USE OF LAND FOR THE SITING OF A RESIDENTIAL CARAVAN (RENEWAL 24/1999/001) AND THE SITING OF TWO ADDITIONAL MOBILE HOMES FOR FAMILY USE AT WOODSIDE CARAVAN, NEWPORT HILL, NORTH CURRY AS AMPLIFIED BY LETTER DATED 26TH JANUARY, 2005 AND QUESTIONNAIRE

31799/23459

FULL PERMISSION

PROPOSAL

Planning permission was granted on appeal in 1989 for the siting of 2 gypsy caravans on this site. The number of caravans was restricted due to the highway dangers of increased traffic. In 1991 temporary planning permission was granted for an additional caravan for occupation by the family's daughter who has remained living on the site thereafter and now has a young family of her own. The current application is for the siting of two additional caravans, one for each of the applicants sons, who live on the site. The caravans would be sited to the rear of the main Living unit (mobile home) on the site. One of the proposed caravans would be sited adjacent to the boundary with Woodside an adjacent dwelling to the south of the site and the other adjacent to the northern boundary of the site. The existing access and parking arrangements would remain.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site has two accesses. The northern most access has adequate visibility in a northern direction but visibility in a southerly direction is restricted, the southern most access has restricted visibility in both directions. The approval of this application would increase traffic and it would be reasonable to request a visibility splay 2 m back from the highway with no obstruction above a height of 900 mm across the whole frontage of the site. In consideration of the existing highway situation I can only advise the above improvement to visibility but it may be unreasonable to insist given the history of the site. COUNTY GYPSY LIAISON OFFICER no comments received.

NORTH CURRY PARISH COUNCIL raise no objection subject to a 10 year temporary condition.

4 LETTERS OF OBJECTION have been received raising the following issues:- previous conditions of the previous consent have been transgressed; caravans are already on the site contrary to the permission; trees have been removed and the debris piled in the middle of the site; a heap of road gravel has been deposited on the site plus piles of reclaimed materials and an orange cab has been at the site; the original permission was for two caravans and now there are two residential caravans, three touring caravans plus countless commercial vans at the site; the caravan is now a wooden bungalow; the old orchard has been removed; I think the sites use will become even greater in the

future; the site should be monitored to ensure conditions/permissions are not transgressed.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan review policy 36, Sites for gypsies and travelling people, policy 49, Transport requirements of new development. Taunton Deane Local Plan policy H16 Gypsy and Traveller Sites and S1 general requirements for development.

Advice contained within Central Government Circular 1/94 recognises that private sites are often small and can accommodate pitches for individual or extended families with a less obtrusive impact on the environment.

ASSESSMENT

Supporting information supplied by the applicant states that the additional caravans are required for members of Mr Holland's immediate family, 2 sons and 1 daughter (ages 21, 29 and 31). Their daughter has had a separate caravan since temporary planning permission was granted in 1991 and now has a family of her own living in that caravan. Their elder son wishes to remain in the family unit, travelling around the area for work, and has two children attending the local school. Their younger son has had a serious road accident and is residing at home. When fit he intends to return to seasonal landscape work.

Central Government advice recognises that gypsies often live in extended family groups as proposed here. With the adult off spring living on the site at present, I consider it unlikely that traffic generation will significantly increase. I propose conditions to limit commercial vehicles on the site and control the location of the parking spaces to limit the impact on the surrounding area. The applicants have confirmed that there would be four commercial vehicles, one for each of the working members of the extended family. The county Highway Authority consider that this will result in additional traffic and visibility splays should be provided across the whole site frontage. This would result in the loss of the existing conifer hedge that screens the site from view and would have a detrimental impact on the visual amenity of the area. As all but one of the extended family already to live at the site I do not consider that the increased highway danger, resulting from that one occupant, would outweigh the impact of the loss of the boundary trees and opening up of the site to view along the lane and I consider that on balance the protection of amenity outweighs the need for improved visibility in the area. One of the caravans is proposed to be sited adjacent to the domestic boundary with Woodside, due to the proximity to the garden of that property I propose conditions to maintain a 2 m gap to the boundary and the erection of a fence of sufficient height to avoid overlooking from windows and minimise additional noise that could prove a nuisance to the neighbours amenity.

RECOMMENDATION

Subject to the receipt of no further letters of representation raising new issues by 6th April, 2005 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and temporary permission be GRANTED subject to conditions of temporary consent for 10 years, personal permission for Mr & Mrs Holland and their immediate family, maximum of 4 commercial vehicles on the site; car parking plan; retention of boundary trees/hedges, no storage of reclaimed materials, no more than 5 caravans on the site at any one time, caravans to be a minimum of 2 m from the southern boundary with Woodside, erection of a fence within the 2 m strip of land adjacent the southern boundary, no business activity at the site.

REASON(S) FOR RECOMMENDATION- The proposal would allow for occupation of the site by the immediate family of Mr and Mrs Holland (a recognised gypsy family) in accordance with Taunton Deane Local Plan Policy H16 (Revised Deposit numbering).

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: