

Item No. 13

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| APPLICATION NUMBER | CB/15/04456/FULL |
| LOCATION | Land at Long Lake Meadow, High Road, Seddington, Sandy, SG19 1NU |
| PROPOSAL | Change of use of land to use as a residential caravan site for the accommodation of up to 5 gypsy families, including the laying of hardstanding. |
| PARISH | Sandy |
| WARD | Sandy |
| WARD COUNCILLORS | Cllrs Maudlin, Smith & Stock |
| CASE OFFICER | Alex Harrison |
| DATE REGISTERED | 18 November 2015 |
| EXPIRY DATE | 13 January 2016 |
| APPLICANT | Mr L Connors |
| AGENT | Philip Brown Associates |
| REASON FOR COMMITTEE TO DETERMINE | Call in by Cllr Maudlin for the following reasons: <ul style="list-style-type: none">• Highway safety due to additional traffic at the access in a dangerous location.• Noise pollution to potential residents |
| RECOMMENDED DECISION | Approval Recommended |

Recommendation:

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with 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 site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites, August 2015, or any subsequent guidance.

Reason: To limit the use of the site to gypsies and travellers as the proposal is justified on addressing a need for such accommodation in accordance with the Planning Policy for Traveller Sites 2015.
- 3 No commercial activities shall take place on the land, including the storage

of materials.

Reason: In order to ensure appropriate development in the open countryside and to protect the amenities of local residents in the interests of policies DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

- 4 **Notwithstanding the details in the approved plans, no development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be submitted as part of a revised site layout showing a planting strip running the length of the southern boundary and shall include details, including sections, of the proposed landscaping bund hereby approved. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

**Reason: To ensure an acceptable standard of landscaping.
(Sections 7 & 11, NPPF)**

- 5 **Notwithstanding the details in the approved plans, no development shall take place until details of the proposed walls and means of enclosures have been submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the use hereby permitted is commenced and be thereafter retained.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Section 7, NPPF)

- 6 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a scheme of proposed noise mitigation at the site to address noise impacts from vehicles on the A1 trunk road. The works shall be carried out in accordance with the approved plans, be in place prior to the occupation of the first pitch hereby approved and thereafter be retained.**

Reason: To ensure that the site is able to achieve suitable amenity levels for residents in respect of noise to accord with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 7 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any pitch. The permitted works shall be retained thereafter.**

Reason: To ensure suitable drainage is provided and maintained in the interests of flooding and high quality development.

- 8 **No development shall take place on site until a detailed scheme for the provision and future management and maintenance of surface water drainage, together with a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented in accordance with the approved details and timetable and shall be retained thereafter.**

Reason: To ensure suitable drainage is provided and maintained in the interests of flooding and high quality development.

- 9 No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: In order to protect the amenities of local residents.

- 10 **No development shall take place until the applicant has provided details showing the extent of and position of an area of land within their control to be lowered to provide equal flood storage to that lost by construction of the stable block (CB/15/00892/FULL) and the development hereby approved and that land has been lowered in accordance with the approved details.**

Reason: A pre commencement condition is required as the site is located within Flood Zone 3 and as such the details of compensatory work to allow for the loss of flood storage to prevent flood risk to adjacent properties and those downstream will need to be agreed and implemented. Policy CS13 CSDMP

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, CBC/002 and CBC/003.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

In advance of the consideration of the application the Committee received representations made under the Public Participation scheme.