

Item No. 7

| | |
|--|---|
| APPLICATION NUMBER | CB/13/01378/VOC |
| LOCATION | Plot 1, Magpie Farm, Hill Lane, Upper Caldecote, Biggleswade, SG18 9DP |
| PROPOSAL | Variation of Conditions No. 2 & 6 on Planning Permission Application MB/05/01478/FULL dated 16/02/2006. Vary condition 2 to allow the stationing of 7 caravans, including up to 7 static caravans. Amend condition 6 to refer to the site layout plan submitted with this application. |
| PARISH | Northill |
| WARD | Northill |
| WARD COUNCILLORS | Cllr Mrs Turner |
| CASE OFFICER | Nikolas Smith |
| DATE REGISTERED | 18 April 2013 |
| EXPIRY DATE | 13 June 2013 |
| APPLICANT | Mr N Connors |
| AGENT | Philip Brown Associates |
| REASON FOR COMMITTEE TO DETERMINE | This application was called to Committee by Cllr Mrs Turner because it has the potential to affect the future allocation and distribution of additional Gypsy and Traveller sites. |
| RECOMMENDED DECISION | Variation of Condition - grant subject to conditions |

Reason that the application is recommended for approval:

In light of the level of identified need for pitches as set out in the draft Gypsy and Traveller Local Plan it is considered that the proposed development would not detrimentally impact upon the character and appearance of the immediate area or wider street scene to such an extent to justify refusing planning permission. There would not be any adverse impact on the amenities of neighbouring residents nor would the proposal result in any highway, parking or other issues. The proposed development is in conformity with Policy HO12 of the Mid Bedfordshire Local Plan Review, Policies GT5 and GT7 of the emerging Gypsy and Traveller Local Plan, Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies (North) 2009, Policies 1, 33 and 43 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework and Planning Policy for Traveller Sites.

Conditions:

- 1 No caravan located on the Site shall be occupied for residential purposes by persons other than Gypsies and Travellers, as defined in annexe 1 of Planning Policy for Traveller Sites 2012.

Reason: To ensure that the occupation of the residential caravans on the site is restricted to Gypsies and Travellers.

- 2 No more than seven (7) caravans (of which no more than seven shall be a static caravan or mobile home) shall be stationed on the site at any time.

Reason: In recognition of the location of the site outside of the Settlement Envelope and having regard to the provisions of the National Planning Policy Framework, Planning Policy for Traveller Sites, policy 36 DSCB and policies GT5 and GT7 of the Draft Pre-Submission Gypsy and Traveller Local Plan (April 2013).

- 3 No commercial activity shall take place on the site, including the storage of materials.

Reason: In order to ensure that the development has no unacceptable adverse effect upon general or residential amenity in accordance with Policy DM3 (High Quality Development) of the Central Bedfordshire Core Strategy and Development Management Policies and policy 43 of the Development Strategy for Central Bedfordshire having particular regard to the location of the site outside of the Settlement Envelope and the provisions of the National Planning Policy Framework and Planning Policy for Traveller Sites.

- 4 The use hereby permitted shall cease and all caravans or mobile structures, vehicles, plant, equipment, machinery, materials, buildings, hard surfacing and any other operational development brought onto the land for the purposes of such use shall be removed within three months of the date of failure to meet any of the requirements set out in (i) to (iv) below:

i. within 1 (one) month of the date of this decision schemes for:

(a) the landscaping of the site;

(b) the disposal of surface and foul drainage from the site;

(c) external lighting;

(d) the layout of the site

shall have been submitted for the written approval of the Local Planning Authority and the schemes shall include a timetable for their implementation.

ii. within 11 months of the date of this decision the schemes shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve any scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii. if an appeal is made in pursuance (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

iv. the approved schemes shall have been carried out and completed in accordance with the approved timetables.

Reason: To ensure that the development does not cause harm to the character and appearance of the area or to living conditions at neighbouring properties.

- 5 Any trees or plants which form part of the approved landscaping scheme for the site which within a period of 5 years of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval for any variation.

Reason: To ensure that the appearance of the site would be acceptable.

- 6 No structures, materials or objects shall be placed on the land to the South of the line marked 'xxxxxxx..' on plan CBC/002.

Reason: To ensure that the impact of the development on the appearance of the site is an acceptable one.

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
2. The applicant is advised that if it is proposed to retain the existing day room at the site, the scheme for layout of the site required by condition 4(d) should show it. The layout submitted in response to that condition should not conflict with the siting of the day room, if its retention is proposed.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were informed the following information contained within the Late Sheet:
 - a. An additional informative has been added at 2. above;
 - b. Amendment to the 'determining issue' No. 2 (page 66 of the report), and the deletion of No. 3.
 - c. The Planning History section to be amended.]