

Item No. 8

APPLICATION NUMBER	CB/15/03850/FULL
LOCATION	Eversholt Beeches, Watling Street, Caddington, Dunstable, LU6 3QP
PROPOSAL	Permission is sought for change of use of land to a residential caravan site, for two Gypsy Traveller families. The site to contain two static caravans, two touring caravans and parking for four vehicles with associated hardstanding and water treatment plant.
PARISH	Caddington
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Peter Vosper
DATE REGISTERED	12 October 2015
EXPIRY DATE	07 December 2015
APPLICANT	Mr J Price
AGENT	BFSGC
REASON FOR COMMITTEE TO DETERMINE	The application has been called to Committee by the Ward Member Cllr Stay, on the basis that:- Development in the Green Belt. Over-development leading to ribbon development along the A5. The extended Eversholt Beeches extends beyond the current build line. Visual impact on the Green Belt and adjacent AONB is unacceptable. Located within the Green Belt this development would add to an already negative impact on Green Belt and adjacent AONB.
RECOMMENDED DECISION	Full Application - Recommended for Approval

That Planning Permission be REFUSED subject to the following reason:

- 1 The site is within the Green Belt, The Chilterns Area of Outstanding Beauty and an Area of Great Landscape Value. The proposed development of a residential caravan site, for two Gypsy Traveller families, to contain two static caravans and two touring caravans, comprises inappropriate development within the Green Belt, which is by definition, harmful. Very special circumstances therefore need to be demonstrated to clearly outweigh the harm to the Green Belt, and any other harm. It is considered that the lack of a deliverable five year supply of pitches and shortage of sites, and the personal circumstances of the applicant, including education and health needs, weigh

in favour of the application. Weighing against the proposal is the harm to the Green Belt by reason of inappropriateness, the harm to the openness of and encroachment into the Green Belt, and the harm to the character, appearance and visual amenity of the Green Belt, Area of Outstanding Natural Beauty and the Area of Great Landscape Value. The factors in favour of the application do not clearly outweigh the harm to the Green Belt, and other harm, so as to establish very special circumstances necessary to grant planning permission. The proposal is therefore contrary to Policies NE3, BE8 and H15 of the South Bedfordshire Local Plan Review 2004; Sections 7, 9 and 11 of the National Planning Policy Framework; and the National Planning Policy for Traveller Sites.

NOTES

- (1) In Advance of the consideration of the application the Committee were advised of consultation responses received from Andrew Selous MP for SW Bedfordshire, Phillips, Planning Services.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.