

AGENDA ITEM NO: 8/1(j)

Parish:	Walpole	
Proposal:	Retention of mobile home	
Location:	Caravan At Hill Farm West Drove North Walpole St Peter Norfolk	
Applicant:	Mr & Mrs K Barnes	
Case No:	17/01669/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 31 October 2017 Extension of Time Expiry Date: 12 March 2018

Reasons for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

Planning permission is sought for the retention of a mobile home for a temporary period of time in order to allow further time for the self-building of a dwelling (already granted planning permission) on the neighbouring plot of land. This is considered acceptable for a temporary period of time after which the mobile home should be removed and the land returned to its original state.

Key Issues

Planning History
Principle of development
Crime and Disorder
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies to the west of West Drove North and immediately west of some dwellings which are currently under construction. On site is a mobile home which was granted temporary planning permission in May 2013. The site is screened to the west by a 1.8m approx. close board fence and to the north by conifer trees.

The application is for full planning permission for the retention of the mobile home for a temporary period of time. The applicant has requested 2 years (see planning considerations below).

SUPPORTING CASE

1. The application:

This is an application for a new permission to retain the mobile home on this site. A limited period time limit is requested of two years given the circumstances of the case, this being time to allow for the occupants to build their own home elsewhere. The original planning permission (13/00147/F) expired on 20 May 2016, as in condition 1 of 13/00147/F. Consequently a new permission is required.

2. Background:

The application is in response to an enforcement notice requiring removal of the mobile home. This was served on 22 March, and requires removal of the home from the land inside 3 months, i.e. before 22 June

2017. The Council has agreed to postpone enforcement because Mr & Mrs Barnes have purchased Plot 5 shown on the submitted plans. Permission exists to build a house on that adjacent site.

3. Permission on the adjacent site:

Outline Planning permission exists for 5 houses on the adjoining site (13/00363/O). Reserved matters for these plots has been approved (application reference 17/00769/RM,) and all other planning conditions submissions are in hand.

As this is a self-build project, it will take up to two years to build the house.

3. Conclusion:

Firm action is now in hand by Mr and Mrs Barnes to build their house. In the circumstances that Mr and Mrs Barnes are respectively 78 and 74 years old, they ask that they are provided with a sympathetic and accommodating response by granting permission for two years to retain their mobile home.

PLANNING HISTORY

17/00921/F: Application Withdrawn: 19/01/18 - VARIATION OF CONDITION 1 OF PLANNING PERMISSION 13/00147/F: Siting of a mobile home for the site manager in support of a 12 stable block livery business - Hill Farm West Drove North

17/00769/RM: Application Permitted: 09/06/17 - Reserved Matters Application: Development of 5 dwellings - Land South of the Old Police House West Drove North

16/00363/O: Application Permitted: 13/06/16 - OUTLINE APPLICATION SOME MATTERS RESERVED: Development of 5 dwellings - Land South of the Old Police House West Drove North

16/00359/O: Application Withdrawn: 31/03/16 - OUTLINE APPLICATION SOME MATTERS RESERVED: Detached dwelling - Hill Farm West Drove North

13/00147/F: Application Permitted: 21/05/13 - Siting of a mobile home for the site manager in support of a 12 stable block livery business - Hill Farm West Drove North

11/01242/FM: Application Permitted: 10/11/11 - Erection of 12-stable block and use of land to serve full livery enterprise - Hill Farm West Drove North Walpole St Peter

10/02062/FM: Application Withdrawn: 13/06/11 - Erection of 12-stable block and use of land to serve full livery enterprise, and a temporary workers dwelling (mobile home) - Hill Farm West Drove North

10/00272/FM: Application Withdrawn: 25/10/10 - Construction of 12No Stable Block and use of agricultural land to serve full livery enterprise and temporary mobile home - Mobile Home At Hill Farm West Drove North

07/01487/F: Application Refused: 07/01/08 - Construction of stable block attached to change of use of agricultural land to livery and use of mobile home as temporary dwelling - Hill House Farm Walnut Road

06/01087/CU: Application Refused: 06/07/06 - Change of use of agricultural land to paddocks with 1.2m high Newmarket Fence to perimeter. Together with the change of use of existing agricultural shed to stables and positioning of mobile home for 11 months occupancy. - Hill House Farm West Drove North

CONSULTATIONS

Town/Parish Council: OBJECTION Ownership of the neighbouring plot cannot be proven. The caravan should be sited on the proposed building plot and not an alternative site.

Local Highway Authority (NCC): NO OBJECTION in terms of highway considerations.

Environment Agency: NO OBJECTION The site is located in defended Flood Zone 3a on our Flood Risk Map but falls outside of the extent of our Tidal Hazard Mapping for the River Great Ouse. Therefore we have no objection on flood risk grounds to the proposed development. We would recommend that the caravan is securely anchored at all times and the occupants of the caravan sign up to our flood warning system to ensure they receive a warning in the event of an extreme flood event.

Environmental Health & Housing - Environmental Quality: NO OBJECTION No comment to make regarding contaminated land or air quality.

Emergency Planning: NO OBJECTION Due to the location in an area at risk of flooding it's advised that the occupants' sign up to the EA FWD service and prepare a flood evacuation plan.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main issues to consider when determining this application are as follows:

- Planning History
- Principle of development
- Crime and Disorder
- Other material considerations

Planning History

Temporary planning permission was granted in May 2013 (13/00147/F) for the siting of a mobile home for the manager of a 12 stable block livery business. Temporary permission was granted (Condition 1) in order to establish the livery business however this permission expired on 20th May 2016 and an application was not received to extend the period of the permission.

Following the issuing of a Breach of Condition notice in February 2017 relating to the breach of condition 1 of planning permission 13/00147/F a planning application was submitted to vary condition 1 of planning permission 13/00147/F which would extend the period of time the caravan would have permission to be sited on the land. However justification for extending the time did not relate to the livery business and therefore this application was withdrawn and this application was submitted.

Principle of development

This application is for full planning permission for the retention of the mobile home. The justification submitted for the temporary siting of the mobile home (the applicant has requested 2 years) is that the applicant has purchased land upon which to build a house. Immediately next to the application site is planning permission for the construction of 5 houses (13/00363/O and 17/00767/RM). The applicant has purchased plot 5 and intends to have a house built on site which the agent has said will take up to two years after which the mobile home which is subject of this application will be refused.

There are objections to this from the Parish Council who have stated that proof has not been submitted showing that the applicant owns Plot 5. On Friday 23rd March 2018 proof was received from the applicant's solicitor that the sale had been completed and the applicant now owns plot 5.

The Parish Council also object to the siting of the mobile home on the adjacent land and consider that the mobile home should be sited within plot 5 upon which the applicant is to build his home. In principle it is acceptable to site a mobile home whilst a dwelling is under construction and in some circumstances the mobile home may be sited close to the plot that is being developed rather than actually on site, for instance a plot may be too small to site both a mobile unit and undertake development etc.

Officers consider that it would be acceptable to site the mobile home on the adjacent land for a temporary period of one year (less than the applicant has requested) whilst the dwelling is constructed and Members are asked to consider approving this temporary permission. At the end of the temporary period the condition will be worded so that the building currently on site will be removed and the land reinstated to its original condition.

Crime and Disorder

There are no issues relating to crime and disorder which arise due to this application.

Other material considerations

At the time of the original approval (13/00147/F) consideration was given relating to the mobile homes impact upon the character and appearance on the locality, highways, and flood risk implications. There are no objections to the proposal from either the Highways Officer or the Environment Agency (particularly as this is for a temporary period) although it is recommended due to the location of the mobile home in a Tidal Hazard Mapping area (2015) that the mobile is securely anchored to the ground at all times. Consequently an additional condition is recommended with regard to this.

CONCLUSION

The temporary siting of a mobile home to house a person who is carrying out a self-build immediately adjacent to the site is acceptable in principle provided a condition is put in place to remove the mobile home and return the land to its original condition. Members are asked to consider approving this temporary period of time during which the mobile home can remain on the land. Members are also requested to consider the period of time requested to complete the build. The applicant has requested 2 years, although officers feel that one year would be a sufficient period to complete the build.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition This permission shall expire on 9th April 2019 and, unless on or before that date an application is made for an extension of the period of permission and such application is approved, the following works shall be carried out:
 - (a) the building shall be removed from the application site, and
 - (b) works necessary to reinstate the application site to its condition prior to the implementation of planning permission 13/00147/F shall be carried out.

- 1 Reason The site lies in an area where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need put forward in accordance with the NPPF.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans 'Location Plan – Drawing No1' received by the Local Planning Authority on 5th September 2017.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Within 4 weeks of the date of this permission the mobile home shall be securely fixed and anchored to the ground. It shall be retained in that condition for the duration of this permission.
- 3 Reason To ensure the storage containers do not become hazardous debris in the event of flooding in accordance with the principles of the NPPF.