

18/01175/F HISTORY.
Appendix A.



The Planning Inspectorate

B/104/JLC/P

An Executive Agency in the Department of the Environment and the Welsh Office

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PLANNING INSPECTORATE
RECEIVED

David Eastwood Esq
Planning Advisor
119 Richmond Road
CAMBRIDGE
CB4 3PS

Your Ref:
047/9308

Our Ref:

T/APP/V2635/A/93/224770/P8

Date: -3 SEP 1993

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR S F BLOOMFIELD
APPLICATION NO: 2/92/3089/F

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the King's Lynn Borough Council to refuse planning permission in respect of an application for a mobile bungalow to provide a home in connection with the existing stables and horse grazing area on land at Cross Parks, River Road, West Walton, Wisbech, Cambs. I have considered the written representations made by you and by the Council and also those made by the Parish Council and interested persons including those made directly to the Council and forwarded to me. I inspected the site on 10 August 1993.
2. I have noted that the application was submitted as a full permission but no details of the proposed mobile home, its location or landscaping other than the boundary of the site and access road outlined in red. I therefore propose to determine the appeal on the basis of an outline application.
3. From what I have seen and read I consider the main issue in the appeal is whether or not the mobile home would be an intrusive feature in the area out of character with the surrounding open agricultural land, with due regard to the relevant planning policies.
4. West Walton is a small village just to the north-east of Wisbech and on the east side of the River Nene. The appeal site is to the west of the village beyond the developed area and a short distance north of an isolated small group of buildings and dwellings. The site is an open flat field with boundary fences with at the west end an "L" shaped timber stable and garage block which houses a coach and other equipment. This building is well maintained and the site is neat and tidy. The access track is straight and one vehicle width with a timber and wire fence each side. The track is



grass with 2 compacted stone wheel tracks although fairly uneven in places. The junction with River Road is at an oblique angle with restricted visibility to the east due to a bend in River Road. River Road is also narrow with no footways but narrow grass verges. It terminates at the River Nene. The surrounding area consists of agricultural and grazing land with scattered isolated dwellings and farmsteads. Adjacent to the site access track on the east is a horticultural enterprise with buildings, glasshouses and a high wind break fence.

5. The current development plan for the area is the Norfolk Structure Plan Review which was approved on 17 March 1993 and became effective on 12 April. At the time of the application the Structure Plan 1988 was in force and policies H5 to H11 relating to development in the villages and the countryside were relevant. To implement these residential policies the Council drew up Village Development Guidelines to define the existing villages. The appeal site is outside the village on this basis and therefore Policy H8 referring to residential development in the countryside is appropriate. This policy normally restricted residential development to that required for agriculture, forestry or tourist facilities. In the 1993 Structure Plan this policy is replaced by Policy H8 which expresses the same restrictions. The boundaries of the Village Guidelines in the 1988 Plan have been adopted by the Council on an interim basis pending a Boroughwide Plan in 1994/95. Furthermore on a transitional basis pending the adoption of the Local Plan, Policy H11 of the 1988 Structure Plan has been saved which states that applications for mobile homes including residential caravans will be determined as if they were for permanent housing.

6. There appears to be no dispute that the appeal site is in the countryside beyond the developed area of the village. As such Policy H8 of the Structure Plan applies and the erection of a dwelling or a mobile home in connection with a use not designated as acceptable within the policy in the countryside is in conflict with the development plan. In the representations you mention that it is essential for the welfare of the horses and the security of the coach and equipment that the appellant lives on the site. I accept there can be much advantage in this but clearly the housing of the coach and a field for the horses is not an agricultural enterprise. The appellant has demonstrated some commitment to the operation by the erection of the stable building but I note that the planning permission for the building comprised a condition that the stables were not to be used for business or commercial purposes. While the personal circumstances of the appellant may have changed since the date of the permission I do not consider this, or the enterprise in general, warrants an exception to the countryside policies of the development plan.

7. From my site visit and photograph 5 submitted with the representations it is clear that the stable block and a touring caravan on the site can be seen across an open field from the public road leaving the village. Although there are

isolated scattered dwellings and agricultural buildings in the area, the flat and mostly featureless landscape emphasises the presence of any building erected. I accept that until your client is satisfied about the viability of the enterprise and in fact its acceptance as a planning use on the site, the erection of a mobile home is the most appropriate dwelling for him. However, mobile homes have little in common with the vernacular buildings in the countryside and even if sited near to the stable block would in my view constitute an alien and intrusive feature detrimental to the character of the open countryside.

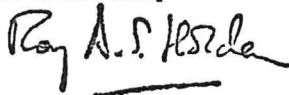
8. River Road is a single track winding lane without footways and few passing places. I accept it is a cul-de-sac terminating at the sewage works near the River Nene but during the short time I was in the area I noted 2 tanker lorries using the road to visit the sewage works. It seems to me that it is the type of road where in its present form additional development requiring to use the road should not be encouraged. I accept that if your client lives on the appeal site there may be less need for frequent use of the road but nevertheless, despite the premise that all cases are dealt with strictly on their own merits, the formal acceptance of the track as an access to a new dwelling could create a precedent for other uses leading to an increased use of the narrow River Road.

9. The access track to the site from River Road is unsurfaced except for 2 wheel tracks of hardcore or stone. It joins River Road at an oblique angle so that visibility to the right on leaving the site is difficult but not obstructed. To the left there is a bend in River Road a short distance from the exit which could cause a reduction in highway safety if leaving the site coincided with a vehicle travelling north on River Road. As a result I do not consider the access track and its junction with River Road is adequate for the development proposed.

10. I have taken careful account of all the other matters raised in the representations including the personal situation of the appellant and his desire to achieve a minimum agricultural wage from his enterprise and your reference to relevant Planning Policy Guidance Notes but neither these, nor all the other matters raised outweigh in my view the considerations that have led to my decision.

11. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



ROY A S HOLDEN DipArch RIBA
Inspector

NOTICE OF DECISION

Town & Country Planning Act 1990
Town & Country Planning General Development Order 1988 (as amended)

REFUSAL OF PLANNING PERMISSION

Part I - Particulars of application

Area	CENTRAL	Ref. No.	2/92/3089/F
Applicant	Mr S F Bloomfield 1 Wentworth Close Hatfield Peverel Nr Chelmsford, Essex CM3 2JS	Received	08/12/92
Agent	-	Location	Cross Parks, River Road

Parish West Walton

Details Siting of mobile home in connection with use of land for keeping of horses

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **permission has been refused** for the carrying out of the development referred to in Part I hereof for the following reasons :

- 1 The Norfolk Structure Plan states that applications for mobile homes and residential caravans will be determined as if they were for permanent housing. The Plan seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or the expansion of existing institutions. It is not considered that the proposal meets these criteria and it would consequently be contrary to the provisions of the Structure Plan and prejudicial to County Strategy.
- 2 The special need advanced is not, in the opinion of the Borough Planning Authority, sufficient to outweigh the policy objections.
- 3 The use of the site for the standing of a mobile home would constitute a form of development out of keeping and character with this rural locality and create a precedent for similar proposals to the detriment of the visual amenities.

Cont ...

NOTICE OF DECISION

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- 4 The access road serving this site, in its present form, is unsuitable to serve further development and the proposal, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity of the site.

- 5 The existing access is of inadequate width, construction and visibility and any increase in the use of the access would be likely to create conditions detrimental to the safety and free flow of other road users.

M. H. Harker
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Borough Planning Officer
on behalf of the Council
15/01/93