

Application No: 17/2114C

Location: THIMSWARRA FARM, DRAGONS LANE, MOSTON

Proposal: Removal of condition 1 to make permission permanent and non personal and variation of condition 2 and condition 5 to increase to 3 pitches (total of 7 caravans) on 15/5650C

Applicant: Mr P Cosnett

Expiry Date: 06-Apr-2018

SUMMARY

Planning permission is sought to remove condition 1, and variation of conditions 2 and 5 of application 15/5650C which restricts the site to a personal permission and a temporary permission. The site currently has temporary permission until September 2018.

Having regard to the rural location of the site, the distance from facilities and the absence of public transport the site is not considered to be in a sustainable location. This would have some adverse implications in terms of use of natural resources and movement towards a low carbon economy. There will be a limited adverse impact upon the character and appearance of this rural area to the same extent as there is for the existing development. The impacts from this proposal will of course be permanent. There is therefore conflict with the environmental role of sustainable development as set out in the Framework. Balanced against this is the significant identified need for accommodation for gypsies and travellers in the Borough and the lack of available alternatives. A total of 69 additional plots are required within the Borough for the period to 2028. Whilst 37 additional permanent pitches have been granted planning permission since the publication of the GTTSAA, they are not currently available to the applicant, and substantial weight should still be attached to this unmet need in favour of the application.

Alongside this the Council's site identification study rejects the application site as a potential site for additional provision noting that it would have an unacceptable impact upon landscape character. However, there are currently no alternative sites that are available to the applicants or any other gypsy or travellers. The lack of any alternative site now and at least for the immediate future also carries significant weight in favour of the proposal.

At the time of the original application, the Inspector on appeal concluded that the harm to the character and appearance of the countryside was sufficient to justify the refusal of a permanent planning permission. He also noted that policy H of the PPTS (Planning Policy for Traveller Sites) states that local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

The word "very" has now been inserted before "strictly limit" in the PPTS presumably to increase the protection given to open countryside locations, such as the application site. Since the adoption of the CELPS the identified need has been quantified, however additional sites will not be allocated until SADPD (Site Allocations and Development Policies Document) of the local plan is adopted, and therefore there remains a significant unmet need for gypsy and traveller pitches.

The Inspector found that the identified harm must be balanced against the substantial current need for gypsy and traveller pitches in Cheshire East and the lack of alternative accommodation available to the appellant and his family. Due to the fact that it is likely that new pitches will become available through the development plan process, the Inspector considered that permission for a temporary period of four years was appropriate.

The most recent temporary permission on the site was granted in 13th September 2016 and runs until 14th September 2018. The permission therefore has 5 months remaining. At this time it is expected that the first draft of the SADPD will be published for consultation in the first half of 2018. It is therefore unlikely to be adopted before the current temporary permission expires. It is therefore considered that adding an additional 3 years to the permission would allow sufficient time for a suitable site to come forward for permanent use with in the SADPD.

Turning to the occupancy of the site being restricted to the identified family members; the Inspector stated that the temporary period of 4 years would cater for the appellant's short term need and provide the Council reasonable time to deliver site allocations. The Inspectors decision stated that *'the occupancy must be limited to gypsies and travellers to reflect the fact that planning permission is justified in this case by an unmet need for gypsy/traveller pitches. However, the general need for pitches is so significant that there can be no justification for a personal restriction of use to the Appellant and his dependants.'* It was a later permission which restricted the site to a personal permission.

The circumstances of the applicant could therefore apply to any gypsy or traveller and not just the applicant and his family. There was little or no evidence presented at the appeal to show a specific need for the applicant to be located on the application site, and therefore it is considered that less weight should be afforded to the personal needs of the applicant compared to the significant unmet need in general for gypsy and traveller sites within the Borough. In summary, it is not considered to be the personal circumstances of the applicant that justify the granting of a temporary permission in this case and therefore it would be acceptable to remove it in this instance.

It is therefore considered that, although the permanent approval of the site is unacceptable, condition 1 should be varied to allow occupation of the site by any gypsy / traveller, and the temporary time frame retained but extended to 14th September 2021, the approved plans condition 2, amended and condition 5 amend to allow 3 pitches, with 7 caravans in total on the site.

SUMMARY RECOMMENDATION

Temporary approval subject to conditions

REASON FOR REFERRAL

This size of planning application would usually be determined under delegated powers, however this application has been called in Southern Planning committee by Cllr Wray for the following reasons.

'I wish to call in this application at the request of the parish council, should it be recommended for approval.

Grounds:

- 1. Considerable public interest and concerns*
- 2. Conditions applied originally should remain for the reasons given at that time.'*

PROPOSAL

The application seeks permission for the removal of condition 1 to make permission permanent and non personal and variation of condition 2 and condition 5 to increase to 3 pitches (total of 7 caravans) on 15/5650C.

Condition 1 states

1. The use hereby permitted shall be carried on only by the following: Mr & Mrs Pat Cosnett, Sylvia Smith, Mary Cosnett and Isaac Price, Patrick Cosnett (Junior) and spouse, and their respective resident dependents, and the use of the land as a residential caravan site shall be discontinued and the relevant part of the land, other than the approved stable block, septic tank and hardstanding, restored to its former condition on or before 14 September 2018, in accordance with a scheme of work submitted to and approved in writing by the local planning authority.

Condition 2 states

2. The development hereby approved relates to details of development as shown on the approved plans: 1:2500 location plan (dated 21 September 2011) and the 1:500 layout plan both received by the local planning authority on 14 December 2015, and 1:100 stables floor plan and elevations scale both received by the local planning authority on 22 September 2013 for permission 11/3548C except insofar as such details may be inconsistent with any conditions attached hereto when such condition shall prevail.

Condition 5 states

5. No more than two residential pitches shall be provided. No more than four caravans shall be stationed on the land at any one time, only two of which shall be a residential mobile home.

SITE DESCRIPTION

The application site occupies a position on the corner of Plant Lane and Dragons Lane and is located within the Open Countryside as identified in the Congleton Borough Local Plan First Review. The site currently comprises a gravelled surface permission for two pitches with 4 caravans and a stable block.

RELEVANT HISTORY

09/2358C – Retrospective Application for Change of Use from Agricultural Land to a Site for a Mobile Home for Occupation by an English Traveller who has Ceased to Travel Due to Ill Health and long Standing Disability – Refused 17th March 2011

11/3548C – Change of use of land to use as residential caravan site for one gypsy family with two caravans, including laying of hardstanding and erection of stables – Refused 23rd February 2012 – appeal allowed 14th September 2012

12/3847C – Change of use of land to use as a residential caravan site for two gypsy families, including laying of hardstanding and driveway – Refused 8th January 2013 – appeal withdrawn

13/0516D – Discharge of Conditions 5 & 9 of Application 11/3548C – approved 28th February 2013

14/3086C – Removal of Condition 2 (Time Limit) on Application 11/3548C - Change of Use of Land to Use as Residential Caravan Site for One Gypsy Family with Two Caravans Including Laying of Hardstanding and Erection of Stables – further temporary permission approved with conditions 6th October 2015

15/5650C – Variation or removal of Condition 5 on application 14/3086C – approved with conditions 13th September 2016

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework (the Framework) establishes a presumption in favour of sustainable development. The Framework sets out that there are three dimensions to sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

Planning Policy for Traveller Sites (PPTS) 2015 sets out the Government's planning policy for traveller sites. It should be read in conjunction with the Framework. The overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

Cheshire East Local Plan Strategy (CELPS)

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

SE1 Design

SE2 Efficient Use of Land

SE4 The Landscape

SC7 Gypsies and Travellers and Travelling Showpeople

CO1 Sustainable Travel and Transport

CO4 Travel Plans and Transport Assessments

PG6 Open Countryside

IN 1 Infrastructure

Congleton Borough Local Plan First Review 2005

The relevant Saved Policies are:

GR6 (Amenity and Health)
GR7 (Amenity and Health)
GR9 (Accessibility, Servicing and Parking Provision)
GR17 (Car Parking)
GR20 (Public Utilities)
PS8 (Open Countryside)
H7 (Residential Caravans and Mobile Homes)

Other relevant documents

Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (March 2014)

Cheshire East Council Gypsy, Traveller and Travelling Showpeople Site Identification Study (April 2014)

CONSULTATIONS:

Highway Authority – No objections

Natural England – No comments

Strategic Infrastructure Manager – No objections

Cheshire Brine – No objections

National Grid – No Objection

Environmental Protection – Concerns raised over the applicants status, the variation of condition is linked to the wrong application, issues raised with regards to compliance with previous conditions, no evidence submitted for the need for more pitches on the site.

Moston Parish Council – (full comments available to view on the website)

[19th February 2018] – Object to amended scheme

- Applicant was aware of the constraints regarding the number of caravans and temporary nature of the site when purchasing the site,
- The site is within the open countryside
- Concerns raised over increasing the site by a further 3 caravans as the increase in caravans would have a significant urbanising impact on the open countryside
- An adjoining site was refused in November 2017 for the impact on the open countryside contrary to Policy SC7, PG6 and SE1 of the CELPS and Policy H of the Planning Policy for Traveller Sites,
- The Peter Brett report discounts the site for permanent use
- Concerns raised over gradual intensification of the site, originally permitted for 1 temporary pitch
- Conditions have not been discharged on 15/5650C

- A permanent base should be sought in a more sustainable location
- The temporary approval is based on the specific needs of Mr Cosnett and his family and therefore should remain restricted.
- Parish Council accept extension to temporary permission given there is still a need
- Adjacent site, Meadow View (17/5117C) was recently refused by Southern Planning Committee to grant a permanent or enlarge the gypsy site without named residents in this unsustainable location.

[10th May 2017] - Object to the proposal

- Object to the Principal of development
- The site lies within the open countryside which amounts to a degree of conflict with saved Local Plan Policies H8, GR1 and GR2, the PPTS and NPPF
- Concerns raised with the increase by a further 3 caravans
- Additional caravans will have a significant urbanising impact on the open countryside
- The site is unsustainable and this has been accepted by the Planning Inspectorate,
- There has been no change in circumstances to warrant arriving at a different conclusion
- The site is discounted for permanent permission in the Peter Brett Associated study
- No Policy support for permanent pitches
- September 2016 site was increased to two pitches, however conditions have not been discharged,
- The applicants should seek a permanent base closer to facilities
- The site was permitted as temporary specifically for the applicant and his family this should remain the case
- The Parish Council do not object to a further extension of time of the site permission given the current unmet need however object to a permanent permission on the site
- Permanent permission on this site may set a precedence for other permanent site on this area of land

Warmingham Parish Council - Warmingham Parish Council expressed their concerns about the removal of Condition 1 and the variation of Condition 5 on 14/3086C. The Parish Council believe the original planning conditions should remain and be enforced

REPRESENTATIONS

Approximately 8 letters of representation have been received, including a letter of objection from Fiona Bruce MP objecting to the proposal on the following grounds:

- Agree with the comments raised by Moston Parish council
- Land should be returned to agriculture once the current permission lapses
- Nothing has changed since the temporary permission was granted and therefore the site is still not suitable for permanent occupation,
- Intensification of development is inappropriate in this location
- Contrary to the Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation assessment 2014 report

- Peter Brett Report states 'the site is unsuitable as a location for permanent or any additional development'
- Site should not be approved for permanent permission
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APPRAISAL

Principle of Development

Policies within the development plan, in conjunction with national planning guidance and advice in Planning Policy for Traveller Sites, accept that outside Green Belt areas, rural settings, where the application proposal is located (Open Countryside), are acceptable in principle for gypsy and traveller caravan sites.

Whilst the need for gypsy and traveller accommodation is a consideration (considered below), both development plan policies and Government guidance require, in addition, consideration of the impact on the surrounding area, neighbouring amenity, highway safety, the need to respect the scale of the nearest settled community and also the availability of alternatives to the car in accessing local services. These matters are assessed as part of the application proposal's sustainability where environmental, social and economic matters are considered.

Demonstrable Need

Within para.24 of the Planning Policy for Traveller Sites (PPTS) (2015), it is advised that in assessment of planning applications, a number of issues should be considered including; a) *the existing level of local provision and need for sites.*

The Cheshire Gypsy, Traveller & Travelling Showpeople Assessment was completed in March 2014. In Cheshire East, the assessment identified an overall need for permanent residential pitches.

The existing identified need in Cheshire East is for 32 pitches between 2013-2018 (5-years), a further 17 pitches between 2018-2023 (10 years) and a further 20 pitches between 2023-2028 (15 years), bringing the total need to 69 pitches.

With regards to addressing this identified need;

- 24 Pitches have been granted at Booth Lane, Middlewich;
- 4 pitches approved at Land East of Goby Road, Crewe;
- 4 pitches at The Oaks, Smallwood;
- 9 transit pitches and 1 permanent pitch – council transit site
- 4 pitches have been granted at Betchton Gardens, Betchton

This brings the total approvals for permanent pitches within the above timeframe to; 37 pitches. This meets the 5-year need to 2018; however, there remains a need for a further 27 pitches up to 2028, which the application proposal would help to meet.

The most recent temporary permission on the site was granted in 13th September 2016 and runs until 14th September 2018. The permission therefore has 5 months remaining. At this time

it is expected that the first draft of the Site Allocations and Development Policies Document (SADPD) will be published for consultation in the first half of 2018, this document should allocate sites for Gypsy and Travellers. However, it is therefore unlikely to be adopted before the current temporary permission expires. It is therefore considered that adding an additional 3 years to the temporary permission would allow sufficient time for a suitable site to come forward for permanent use within the SADPD.

Site Identification Study

Peter Brett Associates were appointed by the Council to carry out research to identify gypsy, traveller and travelling showpersons sites across the Borough. Sites have been assessed to determine if they are suitable, available and achievable. It is intended that the results of the study will be used to inform the development of relevant policies and allocations and to guide the consideration of planning applications.

It should be clarified that the site identification study does not allocate land for the proposed use, or confirm the acceptability in planning terms of the identified sites. It simply serves to highlight options available to the Council to meet the identified need for accommodation for gypsies, travellers and travelling showpeople within the Borough.

In terms of the application site, the Peter Brett report rejects the site as an option for permanent development stating that: *'The site would have an unacceptable impact on landscape character'*.

Sustainability

The PPTS (August 2015) states that travellers sites should be sustainable economically, socially and environmentally and states that Local Authority planning policies should;

- a) Promote peaceful and integrated co-existence between the site and the local community;
- b) Promote, in collaboration with commissioners of health services, access to appropriate health services;
- c) Ensure that children can attend school on a regular basis;
- d) Provide a settled base that reduces the need for long distance travelling and possible environmental damage caused by unauthorised encampment
- e) Provide proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well being of any travellers that may locate there or on others as a result of new development;
- f) Avoid placing undue pressure on local infrastructure and services;
- g) Do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans;
- h) Reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability

The PPTS has an intention, amongst other things, to create and support sustainable, respectful and inclusive communities where gypsies and travellers have fair access to suitable accommodation, education and health and welfare provision. The document clearly

acknowledges that *'Local Planning Authorities should very strictly limit new traveller site development in the open countryside that is away from existing settlements or outside areas allocated within the development plan'* (paragraph 25). However, it does not state that gypsy/traveller sites cannot be located within the Open Countryside.

The document makes it clear that sustainability is important and should not only be considered in terms of transport mode and distance from services, but other factors such as economic and social considerations are important material considerations. It is considered that authorised sites assist in the promotion of peaceful and integrated co-existence between the site and the local community. A settled base ensures easier access to a GP and other health services and that any children are able to attend school on a regular basis. It is widely recognised that gypsies and travellers are believed to experience the worst health and education status of any disadvantaged group. In addition, a settled base can result in a reduction in the need for long distance travelling and the possible environmental damage caused by unauthorised encampment. Furthermore, the application site should not be located in an area at high risk of flooding. These are all matters to be considered in the round when considering issues of sustainability.

The Inspectors who considered the appeals on this site and the adjacent sites identified that most facilities are beyond the 1.6kms specified in the local plan (which was specified in Policy H8 of CBLP – now deleted), however, that most journeys to and from the site would be by private car, but that these journeys would be relatively short and limited in number. Policy SC7 of the CELPS does not specify a distance but states that in considering applications, '(i) Proximity of the site to local services and facilities' should be taken account of.

It has been accepted in a number of applications on this area and it is considered that the site is in an unsustainable location.

Impact on the Character and Appearance of the Open Countryside

There is a very strict limitation on new traveller site development in the open countryside that is away from existing settlements identified in Policy H of the PPTS (para 25).

Paragraph 26 of the PPTS requires local authorities to attach weight to the following matters:

- a) Effective use of previously developed (brownfield), untidy or derelict land;
- b) Sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness;
- c) Promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children;
- d) Not enclosing with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

In his decision letter, when granting the original permission on this site (11/3548C), the Inspector concluded that, *'overall, the presence of a mobile home and touring caravan on the appeal site would be likely to cause discernible, albeit limited, harm to the character and appearance of the countryside and that, should there be no mitigating circumstances, the general effectiveness of countryside protection policies could be undermined by a grant of*

planning permission. Accordingly, I find there to be a degree of conflict with saved LP Policies H8, GR1 and GR2 and national policy in the PPTS and NPPF.

Permission was granted under 15/5650C to increase the number of pitches from 1 to 2 and allow four caravans on the site, two only to be static. It was considered that limited harm to the character and appearance of the countryside has resulted from the presence of the two pitches, which would remain in the event that the permission was made permanent. It is considered that an additional 3 caravans on the site would not significantly increase the impact on the open countryside, as the extent of hard standing will be largely the same as existing with a small rounding off of an existing internal grassed area within the site. The site is surrounded by hedges from the road frontage and therefore the impact of additional caravans on the site will be limited.

However, there would therefore still be some conflict with the local plan and national policy in the PPTS and NPPF. Given the nature of the Moston area, a dispersed settlement of individual and small groups of dwellings, the proposed development would form another small group of dwellings which would not dominate the settled community. This approach and identification of harm to the character and appearance of the countryside is consistent with previous Inspectors who have considered previous applications on this field. Furthermore, there would not be any further harm to the character and appearance of the area if the site was occupied by any gypsy or traveller rather than those named in condition 1.

Amenity

Saved Policy GR6 (Amenity and Health) states that development will be permitted provided that the proposal would not have an unduly detrimental effect on amenity due to loss of privacy, loss of sunlight and daylight, visual intrusion, environmental disturbance or pollution, traffic generation, access and parking.

No significant impact upon the living conditions of neighbours were identified at the time of the previous appeal, and no further amenity issues are raised with this proposal. The development is therefore considered to comply with policy GR6 of the local plan. With regards to environmental disturbance, the Council's Environmental Protection Officer has reviewed the proposal and advised that they have no objections to the proposed development in regards to amenity impact.

Highway Safety

The Strategic Infrastructure Manager notes that this application is to make permanent the existing use and for a small increase in the number of caravans on site, accessed off the rural and unclassified road of Dragons Lane.

Site access visibility is adequate and there have been no recorded traffic accidents in the vicinity of the access over the last 5 years indicating no existing safety concerns.

As such, no objections on highway safety grounds are raised.

HUMAN RIGHTS AND SAFEGUARDING CHILDREN

Local Planning Authorities should consider the consequences of refusing or granting planning permission, or taking enforcement action, on the rights of the individuals concerned. Article 8 of the Human Rights Act 1998 states that everyone has the right to respect for his private and family life, his home and his correspondence. It adds there shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals or the protection of the rights and freedoms of others.

Local Planning Authorities also have a duty to safeguard and promote the welfare of children under section 11 of the Children's Act 2004. In addition, the judgment of the Supreme Court in ZH (Tanzania) was that all local authorities are under a duty to consider the best interests of the children.

Section 11 of the Act states that Local Authorities must have regard to the need to safeguard and promote the welfare of children.

Further, Article 14 of the Human Rights Act states that the enjoyment of the rights and freedoms set forth in that Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.

Furthermore, the Planning Authority is required, under section 149 of the Public Sector Equality Act 2010, in the exercise of its functions, to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

The protected characteristics include:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

The duty to have regard to the three aims listed above applies not only to general formulation of policy but to decisions made in applying policy in individual cases.

Based on the information provided, no significant issues are raised in this regard.

Conclusion and recommendation

Having regard to the rural location of the site, the distance from facilities and the absence of public transport the site is not considered to be in a sustainable location. This would have some adverse implications in terms of use of natural resources and movement towards a low carbon economy. There will be a limited adverse impact upon the character and appearance of this rural area to the same extent as there is for the existing development. The impacts from this proposal will of course be permanent. There is therefore conflict with the environmental role of sustainable development as set out in the Framework. Balanced against this is the significant identified need for accommodation for gypsies and travellers in the Borough and the lack of available alternatives. A total of 69 additional plots are required within the Borough for the period to 2028. Whilst 37 additional permanent pitches have been granted planning permission since the publication of the GTTSAA, they are not currently available to the applicant, and substantial weight should still be attached to this unmet need in favour of the application.

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The Inspector found that the identified harm must be balanced against the substantial current need for gypsy and traveller pitches in Cheshire East and the lack of alternative accommodation available to the appellant and his family. Due to the fact that it is likely that new pitches will become available through the development plan process, the Inspector considered that permission for a temporary period of four years was appropriate.

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permission would allow sufficient time for a suitable site to come forward for permanent use with in the SADPD.

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The circumstances of the applicant could therefore apply to any gypsy or traveller and not just the applicant and his family. There was little or no evidence presented at the appeal to show a specific need for the applicant to be located on the application site, and therefore it is considered that less weight should be afforded to the personal needs of the applicant compared to the significant unmet need in general for gypsy and traveller sites within the Borough. In summary, it is not considered to be the personal circumstances of the applicant that justify the granting of a temporary permission in this case and therefore it would be acceptable to remove it in this instance.

It is therefore considered that, although the permanent approval of the site is unacceptable, condition 1 should be varied to allow occupation of the site by any gypsy / traveller, and the temporary time frame retained but extended to 14th September 2021, the approved plans condition 2, amended and condition 5 amend to allow 3 pitches, with 7 caravans in total on the site.

RECOMMENDATION

APPROVED WITH CONDITIONS;

- 1. Temporary permission until 14th September 2021**
- 2. Approved plans**
- 3. The site shall not be occupied by any persons other than gypsies and travellers as defined by the Planning Policy for Traveller Sites Approved plans**
- 4. Landscaping scheme to be submitted**
- 5. No more than 3 pitches, with 7 caravans and no more than 3 static caravans**
- 6. No external lighting installed unless first approved in writing**
- 7. Details of the colour and staining of the external surfaces of the stable block**
- 8. Manure shall be kept or stored on the site**
- 9. Within 3 months of the permission foul and surface water drainage shall be submitted**
- 10. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site**

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of

Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

