

Architectural & Surveying Services Ltd

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PROPOSED TRAVELER SITE FOR 1 EXTENDED GYPSY FAMILY CONSISTING OF 2 LIVING CARAVANS AND 1 FAMILY ROOM CARAVAN.

Client: MR BROWN

Proposal

The application is made in full for the use of a site as a gypsy residence with 2 living caravans and 1 family room caravan for occupation for one extended gypsy family.

Site

Location – Land off Hurn Road, PE6 7HJ

Site Area -686m²

Existing Use – The site is a vacant plot.



Fig 1) View of Hurn Road looking north east



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Fig 2) View of site access to plot

Site features – The dwelling has standard fencing in places with natural hedges and trees around the cartilage as boundaries, any additional proposed boundaries would be created in a similar manner.

Access – The site has an existing access from the road. This would be kept as existing however improved with the gate set slightly further back.



Fig 3) View looking to site showing existing shelters

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Planning policies, Case Law & Statutes

In respect of this proposal the following planning policy, circulars, approved applications and legislation is relevant to support the application:-

- Circular 01/2006 Planning for Gypsy & Traveller Caravan Sites
- Circular 1/94
- Housing Act 1996
- Town and Country Planning Act 1990 Section 78
- H27 Local Plan Gypsy Policy
- PPG15
- Local Plan Policy
- LN15 Best Landscape
- LNE3 Land of Best Agricultural Value
- IPPR Report
- Article 8 European Convention of Human Rights
- EHRLR 335
- Race Relations Act 1976 amended 2006 (including section 19A)
- European Human Rights Act
- EERA Strategic review to address the under provision of sites in the East of England (currently in process to be completed mid 2008?)
- Rural Exception site to EERA consultation document May 2007
- CRE v Dutton (1989) 2WLR 17
- Hedges v SSE and East Cambridgeshire DC (1996) 73 P&CR 534
- Gray "Eye View" Ref 07/00884/FUL (2007)
- Smith "Lazy Acre" Ref APP/J0540/A/05/1176747 (2006)
- 0700959 Approved Huntingdon District Council Application decision date 21 05 2007.



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Planning issues

a) Development plan.

The Local Plan does not show any restrictions that may be prejudicial to these proposals.

b) Full application.

The application is made in full as the scale of the proposals does not indicate a major impact on the site and surrounds, the design of the scheme and the layout are as existing and are submitted to show this.

Siting

The layout of the scheme within the site has not altered hence considered having regard to the relationship to surrounding developments.

Noise pollution

Attention will be paid to reduce the noise pollution coming from the railway. This will be in the form of a sound barrier / guard if necessary. The appropriate sound test is to be carried out in order to calculate if required and the best solution for the scheme.

Trees

Although trees do exist on the site they are to be maintained where possible. Any new planting schedule to the English Hedgerow recommended list of species is to be implemented. We agree to a condition being placed on the landscape design including screening, so that consultation with the tree officer can be undertaken to design a scheme acceptable by all.

Materials

It is proposed that the buildings site will be added to but only in ways that reflect the current layout. The proposed caravans are to be agreed as we cannot confirm the proposed items until further consultation. Given that these are also 'non static' items they may be subject to change over the course of the sites history.

Access

The existing access is to be retained and improved. The gate for highways standards is to be set back to allow a vehicle to park before the gateway and not impeding the highway.



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Parking

The site has plenty of existing space for parking however it will be limited to 4 permanent car spaces so as to not overcrowd the site.

Design statement

The design has taken into account proposals to fill a need for new sites (currently over 50 not including migration from Eastern European sites). It must be noted that not included within the current figure is the waiting list for other local sites. The existing design of the layout has taken into account the space standards and accommodation needs with a building fabric unchanged from the existing thus providing a consistency of visual appearance.

It is important to note that there are no fixed residence stops at Oxney Rd, Lay-bys, Industrial sites, or open space at the moment. As a result it is to be understood that this is a justified application in that there is a need for this kind of site in the area.

Residents

Evidence will be provided to demonstrate that the intended occupiers meet the definition of Gypsies and Travellers as set out in Government Guidance in a separate attachment on the submission.

However some information may require following the laws of the data protection act. As a result we would request that any information requested which would be subject to such a requirement is sent through a secure channel with the idea that the information is not to be passed on or submitted otherwise.

Drainage

The water drainage system is to be in the form of a soakaway. Foul drainage is to a package treatment plant.

Conclusion

The use of the caravans, location and size of the proposals with screening is not thought to have any major impact on the surrounding area and should therefore be granted planning permission as it is thought all other criteria has been or can be met. I trust that this addresses all the issues, however if you require further information or clarification please contact me at the above.

B. Nicholls MRICS

