

6 DCCW2007/2057/F - VARIATION OF CONDITION 2 OF PLANNING CONSENT DCCW2006/3153/F TO ALLOW SALE OF THE PROPERTY (IF NECESSARY) TO ANOTHER TRAVELLING FAMILY AT THE BIRCHES STABLES, BURGHILL, HEREFORD, HEREFORDSHIRE, HR4 7RU

For: Mr. R. Jones, The Birches Stables, Burghill, Hereford, HR4 7RU

Date Received: 28th June, 2007

**Ward: Burghill,
Holmer & Lyde**

47047, 44285

Expiry Date: 23rd August, 2007

Local Member: Councillor SJ Robertson

Introduction

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 29th August, 2007.

1. Site Description and Proposal

1.1 The Birches Stables is a 0.26 hectare site located to the south of Burghill Scout Hut and Manor Fields Housing Estate on the edge of the settlement boundary for Burghill. Planning permission has been granted for use of the land for stationing of two caravans to provide accommodation for two gypsy families. The planning permission is conditioned to be personal to Mr. & Mrs. R. Jones and Miss Rosanne Jones.

1.2 This proposal seeks to remove Condition No. 2 to allow (if necessary) the sale of the land to another travelling family.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy H4	-	Main Villages – Settlement Boundaries
Policy H12	-	Gypsies and Other Travellers

3. Planning History

3.1 SH911548PF Use of land as a caravan site for sole occupation of applicant. Approved 22nd January, 1992.

- 3.2 DCCW2006/1598/F Variation of condition 1 of planning application SH911548PF sole occupation. Refused 6th July, 2006.
- 3.3 DCCW2006/3153/F Change of use from agricultural to a two family gypsy site. Approved 5th January, 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Raises no objection.
- 4.3 Head of Environmental Health & Trading Standards: Comments awaited.

5. Representations

- 5.1 Burghill Parish Council: "Burghill Parish Council strongly objects to removal of condition 2 of Planning Permission DCCW2006/3153/F in regard to The Birches Stables, Burghill. Permission was granted on 5th January 2007.

The Parish Council understands the Policy considerations and Policy on Use of Conditions stated in Mr. Jones's application. The Parish Council believes that Herefordshire Council has fully applied these in granting Mr. Jones and his family planning permission early this year. Condition 2 treats Mr. Jones and family in exactly the same way as the previous resident owner, a Mr. Lane was treated; ie the land shall revert to agricultural use on cessation of their occupation. This condition appears to be totally reasonable to the Parish Council and in accordance with Policy Circular 11/95 since there is no erection of a permanent building involved.

The Parish Council views the personal and financial situation of the applicants with sympathy, but finds that these are not material planning considerations.

The Parish Council submits that a change of wording in Condition 2 of the Planning Permission would allow Mr. Jones's daughter and any offspring the benefit of residence on The Birches Stables.

Burghill Parish Council would also point out that Mr. Jones and his family have disregarded most of the Planning Conditions set by Herefordshire District Council in the original Planning Permission letter dated 5th January, 2007.

Condition 1:- More than the maximum allowed number of mobile homes/touring caravans have been on the site much of the time.

Conditions 3, 4, 5, 6 and 7:- There has been no attempt to comply with these requirements. The Parish Council wrote to the Enforcement Officer on 20th March of this year regarding non-compliance. In his reply Mr. M. Lane stated that Mr. Jones was in discussion with the Highways department.

Condition 8:- There have been a number of trucks and lorries parked on the site day and night. It should be noted that scrap metal and other sundries have been stored on the site.

The Parish Council has received a number of complaints about the use of this site and is aware of the detrimental affect on the area. The Parish Council hopes that Herefordshire Council will not exacerbate this situation when arriving at a decision.”

5.2 Three letters of objection have been received, the main points raised are:

1. Strong objections to the application - none of the existing conditions have been met.
2. Scrap metal business is being operated from the site.
3. The condition was put in place to stop other gypsy families buying the site as he did at Marden.

The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The starting point in consideration of this proposal is the reason identified for the imposition of the condition. This states:-

“The nature of the development is such that it is only considered acceptable in this location having regard to the applicants special circumstances.”

6.2 In this particular instance the “special circumstances” are that the occupants are a gypsy family. In this respect the site complies with the Gypsies and other Travellers Policy H12 as it lies adjacent to the settlement boundary of a main village (Burghill). Furthermore the proposal for two families is regarded as modest in scale; the site is well screened and there are adequate levels of amenity and play space for children. Accordingly it would be unreasonable in this instance to retain a condition restricting the use of the site to a specific gypsy family since on its planning merits it is considered to be acceptable for any gypsy family subject to confirmation of their status.

6.3 It is recommended that the condition is removed and replaced with a condition that restricts the use of the site to gypsies or other travellers, and limits the use to only two mobile homes together with other conditions previously applied.

6.4 The Parish Council and local residents’ concerns are noted, however the site’s location complies with the policy for gypsy sites and discussions are on-going regarding the new access. The scrap metal business is being operated by the occupier of one of the caravans and is on a very low key basis such that based upon current evidence, it would not require planning permission provided the materials are stored within the buildings on site. An update regarding progress with conditions will be provided at Committee.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. The use of the site shall be limited to the occupation of two mobile homes by a person or persons recognised as being of genuine gypsy (or other traveller) status and evidence demonstrating such status shall be submitted to and approved in writing by the local planning authority prior to the occupation of the site by any person or persons.

Reason: The nature of the development is such that it is only considered acceptable in this particular location having regard to the occupiers gypsy/traveller status.

- 2. A10 (Amendment to existing permission) (DCCW2006/3153/F) (5th January, 2007).

Reason: For the avoidance of doubt.

Informative:

- 1. N15 - Reason(s) for the Grant of PP/LBC/CAC.

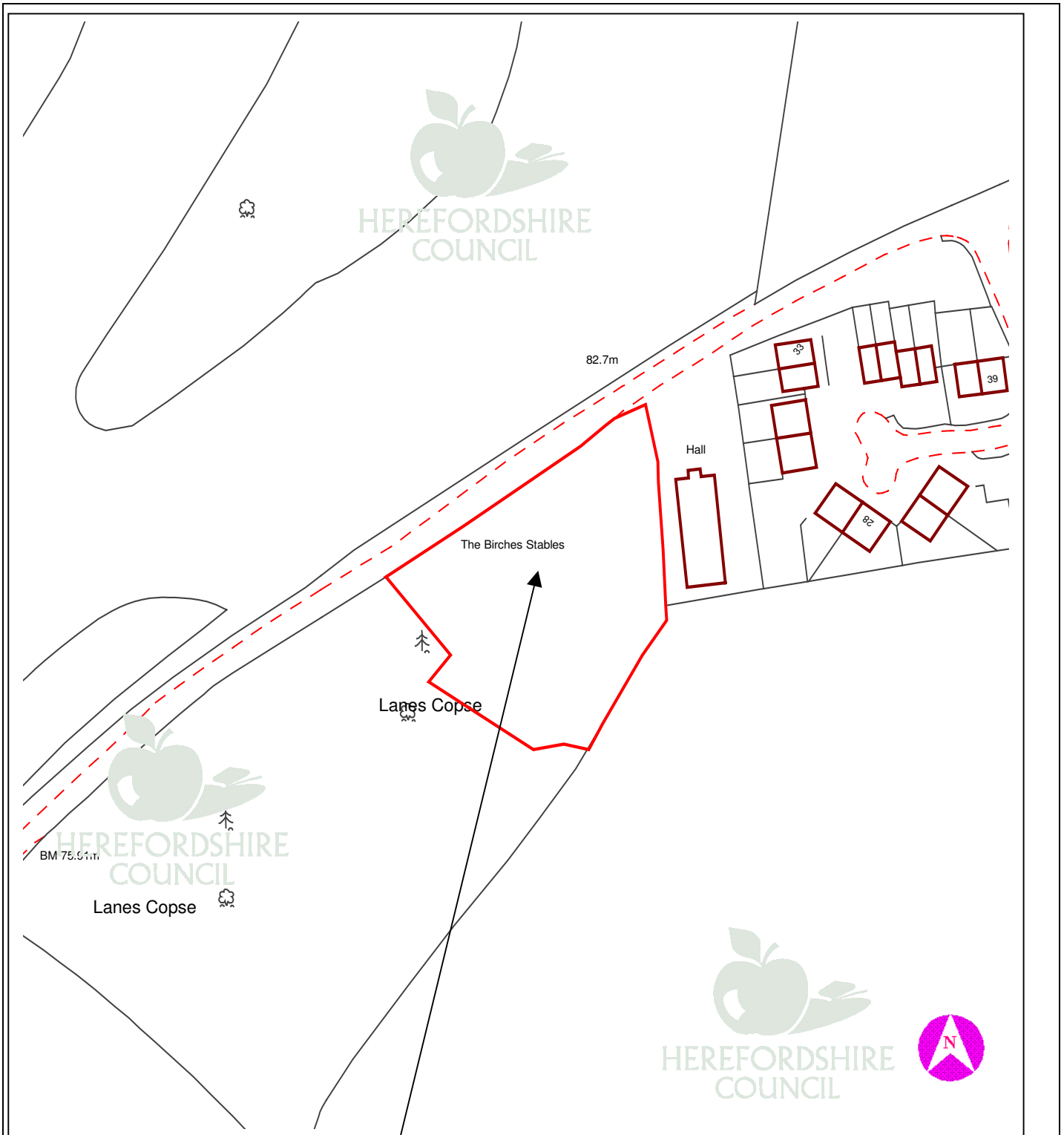
Decision:

Notes:

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Background Papers

Internal departmental consultation replies



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APPLICATION NO: DCCW2007/2057/F

SCALE : 1 : 1250

SITE ADDRESS : The Birches Stables, Burghill, Hereford, Herefordshire, HR4 7RU

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