

PLANNING COMMITTEE

Date: 18 January 2017

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

SCHEDULE OF COMMITTEE UPDATES

160238 - CHANGE OF USE OF LAND FROM AGRICULTURAL TO A ONE FAMILY TRAVELLER SITE INCLUDING STATIONING OF TWO MOBILE HOMES, 2 TOURING CARAVANS, TREATMENT PLANT, SHEDS AND ASSOCIATED PARKING/TURNING/HARDSTANDING AND NEW ACCESS AT LAND AT OAK TREE VIEW, BEGGARS ASH LANE, WELLINGTON HEATH, HEREFORDSHIRE, HR8 1LN

For: Mr Tony Holland, 21 Hardinge Close, Holme Lacy, Hereford, Herefordshire HR2 6JY

ADDITIONAL REPRESENTATIONS

The applicant has provided the following statement:

My own and my family's work is set out briefly in paragraph [25/4](#) of the Design and Access statement in response to the Core Strategy Policy H4.

My business is basically landscape gardening and related activities. Because of the problems we had with storing caravans at the house where we are living and my family responsibilities, most of my work has of necessity been within the local area. However I am aware that there is a demand for this sort of work all over the country, and I have had offers of work away from Herefordshire, in London for example. I have had to turn these down as the costs of accommodation would have made the work uneconomic. Now, if the Planning Application is successful, I will be able to take up these opportunities and simply move to where the work is with my caravan. This is also made easier now that our daughter has finished school which she did in 2015 (which is the main reason we gave up Travelling in the first place). Obviously I am not able at this point to know how much travelling this will involve.

We will emphatically not be running an onsite business with customers coming to the site as some Objectors seem to have supposed.

Clearly my parents are unlikely to be Travelling much if at all due to their advanced age."

A separate letter of objection from Mr Kirk with opinion from Colin Davis contains the following concluding statement:

"The applicant family no longer meet the PPTS definition of a gypsy or traveller by virtue of not travelling for an economic purpose as established in case law. They have been housed for over 13 years and the parents of Mr Holland are accommodated on an authorised traveller site managed by Herefordshire Council. The planning application should not therefore be considered under the provisions of Core Strategy Policies H4 or RA3.

Any such application, if valid, must be judged against factors other than simple need for traveller pitches within Herefordshire. Important issues of landscape character and adverse impact, effect on local distinctiveness and sustainability must be considered alongside the usual planning considerations of access, drainage/sewerage, waste, biodiversity and habitat impact.

On balance the harmful impact of the proposed development outweighs any benefit to the applicant, even if the applicant was considered to be eligible under the PPTS definition. It is my opinion that the application should be refused, which would be consistent with refusal in the markedly similar case in Ridgehill.”

OFFICER COMMENTS

The further information from Mr Holland (applicant) shows that a break from travelling took place due to the need in planning terms to provide an education for their daughter (amongst other matters). This is considered to be an acceptable reason for not actively travelling for a period of 12 years or so.

The further representations received have been considered together with the additional information submitted by the applicant. The site is considered acceptable as a travellers site and therefore no change to the recommendation is proposed.

NO CHANGE TO RECOMMENDATION (ONE ADDITIONAL PLANNING CONDITION)

Proposed Additional Planning Condition 12:

Access, turning area and parking

12. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].