

TWC/2018/0538

Rushmoor Paddock, Rushmoor Lane, Bratton, Telford, Shropshire

Creation of a new access and the temporary siting of a caravan (Part-Retrospective)

*****AMENDED PLANS RECEIVED*****

APPLICANT

Mark Evans

RECEIVED

04/07/2018

PARISH

Wrockwardine

WARD

Wrockwardine

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR. JACQUELINE SEYMOUR

1. SUMMARY RECOMMENDATIONS

- 1.1 Grant a Temporary Consent for 3 years subject to Conditions and Informative(s).

2. APPLICATION SITE

- 2.1 The site is located within the rural hamlet of Rushmoor which is loose-knit settlement dispersed along Rushmoor Lane situated in the west of the Borough.
- 2.2 Rushmoor Paddock is currently an agricultural field which previously accommodated a small number of modest stables prior to demolition by the applicant.

3. APPLICATION DETAILS

- 3.1 This application seeks Full Planning Permission for the creation of a new access and the temporary siting of a caravan at Rushmoor Paddock, Rushmoor Lane which is situated between Longdon upon Tern on the B5063 and Allscott on the B4394.
- 3.2 Works have already begun on the site and as such, this application is therefore part-retrospective.
- 3.3 The scheme has been subject to a number of amendments, at the request of the Local Planning Authority. An addendum to the previously submitted design and access statement has been submitted along with an updated block plan and access plan. These amended documents were requested as the previously submitted plans illustrated the proposed stables and other works which are not part of this application. These amendments were advertised by Site Notice.

4. PLANNING HISTORY

- 4.1 TWC/2017/0253 - Change-of-Use of agricultural land to equestrian, erection of a replacement stable block with associated storage facilities, formation of new vehicular access, formation of pond and the installation of a septic tank - Full Granted on 28 September 2018

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Five representations have been received raising the following concerns:

- Inadequate advertisement of the application;
- Traffic concerns regarding the siting of the proposed access;
- Insufficient stables on-site to warrant a static caravan;
- The access and caravan will reduce the amount of land for the horses to graze;
- More justification/information is required regarding staff numbers;
- The large access width will change the character and nature of the lane;
- Inaccuracies within the application;
- A smaller unit would be more reasonable, especially if it is only for the foaling period;
- The applicant has not proposed any time restraint regarding the use of the caravan;
- Note that at the end of the temporary period of time that the owner could apply for a house to be built with a presumption in favour of this given the establishment of a residential unit;
- It has not yet been shown that the land in question is suitable for the type or scale of use envisaged;
- Animal welfare concerns;
- Detrimental to an already overburdened rural environment with prospect of further degradation;

- Covenants on the land which prevent development;
- Insufficient information regarding the number of horses which will be on the site, drainage details have been provided as part of the application;
- There is in-adequate justification regarding the need of the caravan.

7. STATUTORY REPRESENTATIONS

7.1 Cllr Jacqueline Seymour: **Object:**

- A large static caravan for a period of 3 years is not required for this business, especially of the proposed size;
- Thoroughbreds bred for racing purposes are born during the first 2-3 months of each year. 24-hour presence of staff on site during foaling could be covered by moving a small caravan on site just for this period;
- A large permanently parked static caravan sets a precedent for a permanent dwelling.

7.2 Wrockwardine Wood Parish Council: **Object:**

- In-accuracies within the application and how big the caravan is;
- The proposed access it a very wide entrance for a very small business;
- The applicant has not proposed any time restraint regarding the use of the caravan, the rationale behind a static caravan being proposed and not a touring one, is questionable;
- The siting of a large static caravan on a for a period of three years does not constitute a temporary residence;
- The proposed caravan is very large;
- The justification that a worker needs to be on site to oversee supervision, health and welfare of the horses does not reference that this only needs to be at relevant times of the year;
- No drainage details submitted with the application and no justification that this proposal is sustainable;
- Proposal is contrary to both Local and National Planning Policy;
- The application is made for the use of 0.82 acres within an almost 4 acre site, for the siting of a static caravan of approximately 9 meters by 3.5, suggesting that this proposal uses almost one third of the site for accommodation and access of people;

- Reduction of the available land for the purposes of grazing.

7.3 Highways and Drainage: **Support** subject to Conditions

7.4 Pollution Control / Environmental Health: **No Comment**

7.5 Shropshire Fire Service: **No comment**

8. APPRAISAL

8.1 Principal of Development

8.2 Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 outlines that residential development within the rural area will be strictly controlled and a limited amount of infill development will be permitted in Edgmond, High Ercall, Waters Upton, Lilleshall and Tibberton. Outside of these named settlements, residential development will only be permitted where it meets one of the exceptions listed within HO10. One of these exceptions includes the need for a rural workers dwelling. Policy HO10 outlines that if insufficient evidence provided of need at the planning application stage, the Council will consider granting a temporary accommodation, such as a mobile home, for a period of up to three years. The Council will not support applications for dwellings where applications are primarily made on the ground of providing security.

8.3 In terms of background, planning application ref.: TWC/2017/0253 originally sought permission for a permanent dwelling. An independent appraisal was sought by the Council, based on the number of horses at the time which was 8. This has been publically available on the planning website since June 2018. The appraisal concluded that there was no essential need for a permanent dwelling on the site but that if the need for dwelling related to some unspecified future practices then the application should be for a temporary dwelling. The application was subsequently amended to withdraw the dwelling and the current application for a temporary caravan submitted. Concurrently the number of horses has increased from 8 up to 12 and the applicant has indicated that this will be increased to 19 by the end of 2019. This has, and will continue to result in a higher labour requirement and an enhanced functional requirement for a temporary dwelling. The siting of the temporary accommodation does not prejudice an assessment of the functional and financial tests should an application be submitted after the temporary 3-year consent.

8.4 Officers acknowledge that insufficient evidence has been provided regarding the need for a permanent dwelling on the site. However, it is considered that sufficient justification has been provided as to why the temporary siting of a caravan is required on the site. The applicant has provided the Local Planning Authority with a Design and Access Statement which outlines why a 24-hour presence is required on the site. This justification is not limited to just security, but outlines that due to the nature of the business it is important that worker is present on site 24 hours a day, in order to be able to assess whether there are any changes with the horses health and behaviour as this will require urgent attention. Additionally, the applicant has confirmed that when foaling

takes place, it is important to have a worker on site in order to provide the adequate care through the foaling and to provide satisfactory after-care.

8.5 Officers are satisfied that sufficient justification has been submitted to the Local Planning Authority to allow the temporary siting of a caravan on the site. Officers recommend that a temporary period of three years is granted and that a condition is placed on the approval which states that the caravan is only to be lived in by a worker associated with the business. It is considered that the principle of a temporary caravan on this site is compliant with Policy HO10 of the Telford & Wrekin Local Plan 2011-2031.

8.6 In respect of the scale and design of the proposed static caravan, the applicant has proposed to site a caravan measuring approximately 9 metres by 3.5 metres on the site, which would be of a standard static caravan appearance. A photograph of an example static caravan has been submitted by the applicant. As the static caravan is of a standard scale and design and given that it will be screened from the adjacent highway by landscaping and the proposed stables subject to the 2017 application, the caravan is considered to be acceptable in this respect and is deemed to be compliant with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

8.7 Proposed Access

8.8 In respect of the proposed access, the Local Highways Authority have been formally consulted on the proposal and have supported the scheme subject to conditions. The requested conditions are listed within the 'detailed recommendation' section of this report and officers are happy to include them on any formal approval. As such, there are no technical highways grounds to refuse the proposed access. The access is considered to be compliant with the guidance outlined within Policy C4 of the Telford & Wrekin Local Plan 2011-2031.

8.9 Other Matters

8.10 It is noted that concerns have been raised regarding animal welfare on the site. Officers would note that this is not a planning consideration and should be raised with the relevant animal welfare organisations.

8.11 Additionally, it has been raised to officers that there are a number of covenants on the site which restrict development. Once again, this is not a material planning consideration.

9. CONCLUSIONS

9.1 It is considered that the sufficient justification has been provided for the siting of a static caravan on the site for a temporary period of three years. The proposed access is considered to be acceptable from a highway safety perspective subject to conditions. The proposal is therefore deemed to be compliant with Policies SP3, SP4, EC3, HO10, C4 and BE1 of the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **FULL TEMPORARY PLANNING PERMISSION** subject to the following Conditions and Informative(s):

A06	Time Limit - Temporary Permission 3 Years
B079	Foul and Surface Water Drainage
B121	Landscaping Design
C002	Materials as Submitted
C011	Access Prior to Other Operations
C013	Parking, Loading, Unloading and Turning
C014	Visibility Splays
C020	Access - Bound material
C38	Development in Accordance with Approved Plans
D20	Occupation Limited to Someone Employed in Equine
I11	Section 184 Licence
I40	Conditions
I41	Reasons for Grant of Approval
RANPPF1	