

STATEMENT OF CASE

APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION AND UNDER GROUND (a)

Site Description

The appeal relates to an existing traveller site that is occupied by one extended traveller family.

The site is located within the Green Belt, approximately 1.2km south of Coven village, with access via the western side of the A449 Stafford Road. The site is bordered by the A449 to the east, the Staffordshire and Worcester Canal to the north and west, and by an open field to the south.

The site is bound on all sides by mature hedgerows and trees that provide effective screening. The character of the area is semi-rural with sporadic residential development along Shaw Hall Lane to the west, beyond the appeal site boundary with the Staffordshire and Worcestershire Canal Conservation Area. Brinsford Farm Boat yard and repair workshop are located on the opposite side of the A449 to the east. There is a row of houses fronting the western side of the A449 approximately 70m south of the application site.

Planning History

2006 - Private gypsy caravan site, Refused (06/00783/FUL). Allowed at appeal on 22/11/2007 (APP/C3430/A/06/203210/NWF).

2009 - Removal of condition 4 of 06/00783/FUL to allow stationing of static caravans, Approved (09/00099/VAR).

2009 - Construction of day room building ancillary to gypsy site and amendments to site layout, Approved (09/00633/FUL)

2011 - Use of land for the stationing of caravans with revised site layout for 2 residential Irish traveller pitches and 1 transit pitch with ancillary utility building, Approved (11/00125/FUL).

2019 - Erection of 2 amenity buildings. - approved (19/00863/FUL).

2021 - Substitute amended floor plans and elevations to allow for the provision of storage in the roof spaces [application 19/00863/FUL]. - approved (21/00624/VAR).

Appeal Proposal

This appeal seeks to vary condition 1 (approved plans) of planning permission 21/00624/VAR to allow for the provision of storage space within the roof void of the previously approved amenity buildings. The enforcement report details the following elements built without the benefit of planning permission:

- i.) Increased total ridge height on both buildings of 30cms.
- ii.) Increased ridge height of dormer windows on both buildings.
- iii.) Increased height to the eaves on both buildings of about 0.6 metres.
- iv.) Redesigned central front entrance/porch with an increased height to the eaves on both buildings of about 2 metres.
- v.) Redesigned central front entrance/porch with an increased depth on both buildings of 1 metre.
- vi.) Redesigned entrance on both buildings to central front entrance/porch with double door entrance.
- vii.) Redesigned fenestration with an increase in the number of panes from two paned windows to three paned windows.
- viii.) Insertion of additional windows and Velux roof lights or reduction in number of windows or doors throughout both buildings.

Relevant Planning Policies

The Development Plan comprises of the Core Strategy Development Plan Document adopted in December 2012 and, the Site Allocations Document adopted in September 2018.

Core Strategy Policy GB1 – Development in the Green Belt – sets out a presumption in favour of a list of categories of appropriate development, in accordance with national Green Belt policy. Policy GB1 states that development will normally be permitted where it is for either a new or extended building, provided it is for: d) limited infilling and limited extension(s), alteration or replacement of an existing building where the

extension(s) or alterations are not disproportionate to the size of the original building, and in the case of a replacement building the new building is not materially larger than the building it replaces. Guidance in these matters will be contained in the Green Belt and Open Countryside Supplementary Planning Document (SPD). The SPD states that all cases will be dealt with on an individual basis and the Council will make a judgement, as part of the decision making process, as to whether the extension is disproportionate or not. If the extensions or alterations are likely to appear disproportionate the application will be unacceptable in Green Belt terms.

Core Strategy Policy H6 – Gypsies, Travellers and Travelling Showpeople – sets out a pitch target of 103 permanent gypsy and traveller pitches for the period 2006-2028, based on a Gypsy and Traveller Accommodation Assessment published in 2008. Policy H6 also sets out criteria to be used in the consideration of proposals for new gypsy sites.

The Site Allocations Document allocates land for a total of 20 gypsy and traveller pitches: sufficient to meet the residual need identified by the 2008 GTAA. All of the allocated sites are located within the Green Belt. The appeal site is one of the allocated Gypsy sites: 'GT08 - Brinsford Bridge, Coven Heath' where one additional pitch is to be provided within the boundaries of the existing caravan site.

Planning Considerations

The appeal site lies within the Green Belt, which the NPPF makes clear will be protected from inappropriate development. There is no dispute that gypsy sites constitute inappropriate development in the Green Belt and that inappropriate development is, by definition, harmful to the Green Belt. In deciding whether to approve such development, substantial weight must be attributed to the harm to the Green Belt.

Notwithstanding the above, the NPPF allows for the approval of inappropriate development in the Green Belt where very special circumstances can be demonstrated. It is accepted that it is for the appellant to demonstrate that very special circumstances exist to justify approval. Very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The very special circumstances to justify use of the appeal site as a gypsy and traveller caravan site have been accepted on repeated occasions since 2006 and, the principle of additional pitch provision within the existing site boundaries has been established by Policy SAD4 of the Site Allocations DPD.

Furthermore, in granting permission for the erection of two additional dayroom buildings under application No. 19/00863/FUL the Council agreed that any harm to the Green Belt was clearly outweighed by the substantial weight which should be attributed to the Government's design guidance, and to the health and hygiene benefits of providing cooking, dining, laundry and bathroom facilities in a suitable permanent structure.

The Council has subsequently granted planning permission under application No. 21/00624/VAR for use of the roof space for storage and, the installation of dormer windows to facilitate such use. The approved plans form the fall-back position available to the appellant and, therefore, the basis for comparison with the appeal proposals.

Paragraph 145 of the National Planning Policy Framework (NPPF) indicates that, except for a small number of exceptions, the construction of new buildings within the Green Belt should be regarded as inappropriate unless they fall under certain listed exceptions. One of the listed exceptions set out in paragraph 145 is 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'. This exception is also referred to in Policy GB1 of the Core Strategy regarding development in the Green Belt. The original building(s) are those approved under permission 19/00863/FUL.

Further advice and guidance on what amounts to a 'disproportionate addition' is provided in the Council's Green Belt and Open Countryside Supplementary Planning Document (SPD). It states that: *“For this SPD a percentage range is considered to be the most appropriate approach; this range is between 20-40%. A range is proposed to recognise that a 'one size fits all' approach is not always suitable. Anything above the 20-40% range will be likely to be disproportionate simply because it would not be in proportion with the host building and therefore would be likely to have an impact on openness. This range will be applied to floor area, rather than footprint which had been used historically (for dwellings). The reason for this is that often single storey*

additions can have a limited impact on the openness of the Green Belt, and conversely multiple storey or bulky additions can have a significant detrimental impact on openness, whilst remaining within a percentage limit”.

The scheme approved under application No. 21/00624/VAR utilises the existing roof voids to provide first floor storage space for the occupiers of the site. The Planning Officer’s report, attached at **Appendix PBA 1**, notes that: *”Whilst this has resulted in an increase in the total floor space of the buildings by around 66%, this increase would be contained within the previously approved structure, with the only external alterations comprising of two pitched roof dormer windows, new windows, and the raising the apex of the front gable to match that of the main ridge line. [As such] The external alterations clearly represent less than a 20% increase in the volume and massing of the buildings and are not therefore considered to be disproportionate additions over and above the size of the original buildings, taking account of advise in the SPD and Policy GB1 of the CS and the Framework. As such, and notwithstanding the comments of the Parish Council, I find that the works **do not represent inappropriate development in the Green Belt”** (my emphasis).*

With regards to the completed buildings, the appellants have mainly made unauthorised modifications to eaves and ridge heights along with the forward-facing glazed gable to accommodate the floor area at first floor. This has seen varying increases in the eaves heights, along with the depth of the porch area increasing from 1m to 2m. The glazing in the first floor of the front gable has since been removed and, replaced with herringbone brickwork.

There is a difference of opinion over the resultant increase in floor area but, in terms of the effect on the openness of the Green Belt, the difference is not material. The additional floor area created by the forward extension of the front gable totals 5 square metres, which equates to a 6.2% increase in the floor area of each amenity building (the Planning Officer alleges a 12% increase). Even when added to the *“less than 20% increase”* in the volume and massing of the buildings represented by planning permission No. 21/00624/VAR, an increase of 6.2% or 12% would not exceed the 20-40 % allowed for under the Council's Green Belt and Open Countryside SPD. As such, the appeal proposals do not, in my opinion, result in disproportionate increases in the size of the approved amenity buildings and, do not represent inappropriate development in the Green Belt.

Even if it is not accepted that the proposed development is not inappropriate, relatively minor changes to the size and appearance of these buildings would not, in my opinion, be sufficient to shift the Green Belt balance such that very special circumstances no longer exist.

The Council does not raise any objections to the appeal proposals on grounds of highway safety or residential amenity. Concerns have been raised by an interested party that there may be impact on the Canal Conservation Area but, in the Planning Officer's opinion there is mature screening around the site and, the buildings are located within the site away from the boundary with the Conservation Area. As such, there are no concerns that there would be detrimental impacts on the designated Heritage Asset.

In so far as effects on the character or appearance of the countryside are concerned, the location of the buildings, their orientation and, materials of construction have not changed. A copy of the approved Site Layout Plan is attached at **Appendix PBA 2** which shows that the proposed buildings face inwards towards the centre of the site, and are side-on to Stafford Road and the Shropshire Union Canal. In my opinion, the proposed changes to the profile and fenestration of the front gables would hardly be noticeable from public vantage points, whereas the overall scale and massing of the amenity buildings would remain largely unchanged.

Conclusions

The existing gypsy site is enclosed on all sides by established landscaping, with the nearest residential properties situated a considerable distance from the site. The enlargement of the previously approved amenity buildings due to this separation distance and intervening features (i.e. landscaping, the canal, main road) would mean that the works do not adversely impact on the amenities of nearby occupiers or, on the character or appearance of the surrounding countryside.

The Council has granted planning permission under application No. 21/00624/VAR for two amenity buildings, including use of the roof space for storage and, the installation of dormer windows to facilitate such use. The approved plans form the fall-back position available to the appellant and, therefore, the basis for comparison with the appeal proposals.

In granting planning permission for the fall-back scheme, the Council accepted that the external alterations represented less than a 20% increase in the volume and massing of the buildings and were not disproportionate additions over and above the size of the original buildings, taking account of advice in the SPD and Policy GB1 of the CS and the Framework. As such, the Council accepted that the works did not represent inappropriate development in the Green Belt.

With regards to the completed buildings, the appellants have mainly made unauthorised modifications to eaves and ridge heights along with the forward-facing glazed gable to accommodate the floor area at first floor. This has seen varying increases in the eaves heights, along with the depth of the porch area increasing from 1m to 2m.

The additional floor area created by the forward extension of the front gable totals 5 square metres, which equates to a 6.2% increase in the floor area of each amenity building (the Planning Officer alleges a 12% increase). Even when added to the "*less than 20% increase*" in the volume and massing of the buildings represented by planning permission No. 21/00624/VAR, an increase of 6.2% or 12% would not exceed the 20-40 % allowed for under the Council's Green Belt and Open Countryside SPD. As such, the appeal proposals do not, in my opinion, result in disproportionate increases in the size of the approved amenity buildings and, do not represent inappropriate development in the Green Belt.

The proposed development complies with Core Strategy Policy GB1 and the Council's Green Belt and Open Countryside Supplementary Planning Document. Planning permission should therefore be granted in accordance with the Development Plan.

List of Appendices

Appendix PBA 1 – Planning Officer’s report for application No. 21/00624/VAR

Appendix PBA 2 – Approved Site Layout Plan

21/00624/VAR

Mr P Dunne

BREWOOD & COVEN

Land Adjacent Brinsford Bridge Stafford Road Coven Heath Staffordshire

Substitute amended floor plans and elevations to allow for the provision of storage in the roof spaces [application 19/00863/FUL]

1. SITE DESCRIPTION AND PLANNING HISTORY

The application relates to an existing traveller site that is occupied by one extended family. The site is in the Green Belt, approximately 1.2km south of Coven village, with access via the western side of the A449 Stafford Road.

The site is bordered by the A449 to the east, the Staffordshire and Worcester Canal to the north and west, and by an open field to the south.

The site is bound on all sides by mature hedgerows and trees that provide effective screening. The character of the area is semi-rural with sporadic residential development along Shaw Hall Lane to the west beyond the application site boundary with the Staffordshire and Worcestershire Canal Conservation Area. Brinsford Farm Boat yard and repair workshop are located on the opposite side of the A449 to the east. There is a row of houses fronting the western side of the A449 approximately 70m south of the application site.

The application site is an allocated Gypsy site 'GT08 - Brinsford Bridge, Coven Heath'.

Planning permission was granted in 2019 for the erection of two amenity buildings on the site. The applicant has commenced development, with the external form of the amenity buildings having been erected. However, the buildings under construction have not been erected in accordance with the approved plans, with, amongst other things, the front apex being raised and new front facing dormers added in the roof space. Work has stopped/ceased on the construction of this amenity building pending the outcome of this application.

Planning history

2002, Change of use of land for the siting of mobile home and temporary siting of static caravan, Refused (02/01223/COU).

2003, Change of use to private gypsy caravan site for one family. Refused (03/00989/COU).

2006, Private gypsy caravan site, Refused (06/00140/FUL).

2006, Private gypsy caravan site, Refused (06/00783/FUL). Allowed at appeal on 22/11/2007 (APP/C3430/A/06/203210/NWF).

2009, Removal of condition 4 of 06/00783/FUL to allow stationing of static caravans, Approved (09/00099/VAR).

2009, Construction of day room building ancillary to gypsy site and amendments to site layout, Approved (09/00633/FUL)

2010, Use of land for the stationing of caravans for 4 residential gypsy pitches with ancillary hardstanding, fences and dayrooms, in addition to the existing planning permissions for 3 caravans and utility/dayroom, Refused (10/00392/FUL).

2011, Use of land for the stationing of caravans with revised site layout for 2 residential Irish traveller pitches and 1 transit pitch with ancillary utility building, Approved (11/00125/FUL).

2013, Erection of single loose box stable for stabling 1 horse, Approved (13/00838/FUL).

2015, Use of land for the stationing of caravans for residential purposes for additional 3 gypsy pitches, together with the formation of ancillary hardstanding and utility/dayrooms, Refused (15/00452/FUL).

2016, Use of land for the stationing of caravans forming 3 gypsy pitches, together with the formation of ancillary hardstanding and utility/dayrooms, Refused (16/00562/FUL).

2017 - The use of land for the stationing of caravans for residential purposes for additional 3no. gypsy pitches and 3no. transit pitches, together with the formation of hardstanding and utility/dayrooms ancillary to that use and conversion of the existing stable ref: 13/00838/FUL to the toilet block for the use of the transit pitches. - refused (17/00834/FUL).

2019 Erection of 2 amenity buildings. - approved (19/00863/FUL)

2. APPLICATION DETAILS

This application seeks to vary condition 3 (approved plans) of planning permission 19/00863/FUL to allow for the provision of storage space within the roof void of the previously approved amenity buildings. The applicant summarises the revisions to the previously approved building are as follows:

- Removal of an internal wall to provide an open plan kitchen and day room;
- Relocation of the door on the front elevation and addition of another window;
- Raising of the apex of the front gable to match that of the main ridge line.

The location of the amenity buildings, their overall height and approved materials used in their construction would remain the same, although two pitched roof dormer windows have been inserted in the front facing roof slope and a first floor window in the side elevation of the buildings. Revised plans have been provided showing the additional first floor window in the side elevations of the amenity buildings.

The applicant has indicated that the additional floor space is required for general domestic storage, including the storage of musical instruments and, other equipment and apparatus used in the tuition of the children. Apparently, the occupants of the site have a large number of musical instruments which need to be stored away when not in use.

3. POLICY CONTEXT

Adopted Core Strategy (CS)

Strategic Objective 1: To protect and maintain the Green Belt and Open Countryside in order to sustain the distinctive character of South Staffordshire.

Core Policy 1: The Spatial Strategy
Policy GB1: Development in the Green Belt
Core Policy 4: Promoting High Quality Design
Policy EQ1 Protecting, Enhancing and Expanding Natural Assets
Policy EQ3: Conservation, Preservation and Protection of Heritage Assets
Policy EQ4 Protecting and enhancing the character and appearance of the Landscape
Policy EQ9 Protecting Residential Amenity
Policy EQ11 Wider Design Considerations
Core Policy 6: Housing delivery
Policy H1: Achieving a Balanced Housing Market
Policy EV6 Re-use of Redundant Rural Buildings
Policy EV12 Parking Provision
Core Policy 11: Sustainable Transport
Appendix 5 Car parking standards
Appendix 6 Space About Dwellings

South Staffordshire Design Guide (SPD)
Green Belt and Open Countryside Supplementary Planning Guidance (GBOC SPD)
National Planning Policy Framework (the Framework)
Chapters 5, 12, 13, 14 and 15

4. CONSULTATION RESPONSES

No Councillor comments

Brewood Parish Council (25.06.2021) - Object on the following grounds:-

(i) The conversion of the existing roof space with standing height of 2.9m on a footprint of 70 square metres is not commensurate with the accepted description of 'amenity block' as permitted under application ref. 19/00863/FUL

(ii) Approval was granted for the '...erection of two single storey ancillary dayrooms/amenity buildings.' This variation purports to alter the single storey characteristic to one which resembles a house with two floors.

(iii) Inappropriate: The Planning Officer report states in Section 5.4.2 -

The proposed development does not fall within the listed exceptions with the NPPF and is therefore regarded as inappropriate development. Policy GB1 and Paragraph 143 of the NPPF details that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The request to use the roof space for storage purposes does not meet the criteria in respect of VSC and is therefore inappropriate development by default.

Conservation Officer (19.07.2021) -The application is for the amendment of the plans for two amenity buildings previously approved by application 19/00863/FUL. The proposed amendments include storage space and dormer windows to the upper floor.

The front gable has been increased in height in order to match the ridge height of the amended roofline. This however does give the front elevation an unbalanced appearance with an overly steep gable.

It would be better architecturally to have central gable reduced slightly to match the gables on the ends of the building. This will make the central gable subservient to the main ridge and balance the front elevation better. This will need to be done prior to the determination of the application.

I representation received from an interested part (16.08.2021), making the following comments:

- This proposal turns the amenity buildings into houses;
- Adequate space within the roof space of the approved buildings for storage;
- Retrospective nature of the works.

5. APPRAISAL

The Main issues in this case are:

- Whether the proposal is inappropriate development in the Green Belt;
- Impact on openness and the character and appearance of the area, including the adjacent Staffordshire and Worcestershire Canal Conservation Area;
- The effect of the proposed development on highway safety/parking; and
- Whether the development would provide an appropriate living environment for existing and future residents.

Whether inappropriate development in the Green Belt

As set out, the external form of the previously approved amenity buildings have been constructed, with this application seeking to vary the original approved plans condition to cover the variations to the design, form and amount of floor space to be provided within the amenity buildings. Applying the definition under Section 56 of the Town and Country Planning Act 1990 (the Act), I consider that the development of the amenity buildings has commenced, with this application to vary the original planning permission, effectively involving extensions and alterations to the approved buildings.

Paragraph 145 of the National Planning Policy Framework (the Framework) indicates that, except for a small number of exceptions, the construction of new buildings within the Green Belt should be regarded as inappropriate unless they fall under certain listed exceptions. One of the listed exceptions set out in paragraph 145 is 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'. This exception is also referred to in Policy GB1 of the Core Strategy (CS) regarding development in the Green Belt. The original building(s) are those approved under permission 19/00863/FUL.

Further advice and guidance on what amounts to a 'disproportionate addition' is provided in the Council's Green Belt and Open Countryside Supplementary Planning Document (SPD). It states that:

For this SPD a percentage range is considered to be the most appropriate approach; this range is between 20-40%. A range is proposed to recognise that a 'one size fits all' approach is not always suitable.

Anything above the 20-40% range will be likely to be disproportionate simply because it would not be in proportion with the host building and therefore would be likely to have an impact on openness. This range will be applied to floor area, rather than footprint which had been used historically (for dwellings). The reason for this is that often single storey additions can have a limited impact on the openness of the Green Belt, and conversely multiple storey

or bulky additions can have a significant detrimental impact on openness, whilst remaining within a percentage limit.

The proposal utilises the existing roof voids to provide first floor storage space for the occupiers of the site. Whilst this has resulted in an increase in the total floor space of the buildings by around 66%, this increase would be contained within the previously approved structure, with the only external alterations comprising of two pitched roof dormer windows, new windows, and the raising the apex of the front gable to match that of the main ridge line. The external alterations clearly represent less than a 20% increase in the volume and massing of the buildings and are not therefore considered to be disproportionate additions over and above the size of the original buildings, taking account of advice in the SPD and Policy GB1 of the CS and the Framework. As such, and notwithstanding the comments of the Parish Council, I find that the works do not represent inappropriate development in the Green Belt.

Openness/character and appearance

One of the essential characteristics of Green Belts are their openness. As set out in *R. (on the application of Samuel Smith Old Brewery) v North Yorkshire CC* [2020] UKSC 3 when assessing impact on openness it is possible to take into account both the spatial and visual impact of a development.

The application site is an existing private gypsy site off the A449 Stafford Road. Established hedgerow and tree planting define the boundaries of the site with both the A449 and canal conservation area to the rear.

It is acknowledged that by raising the central apex so they are in line with the main ridge provides the buildings with a rather imbalanced appearance and increases their vertical emphasis. However, the works have not extended the footprint of the buildings and do not result in significant increases to the overall bulk and massing of the structures. As such, the works do not have a harmful spatial impact on openness. For these reasons, and the presence of established hedgerow planting along both the A449 frontage and rear boundary of the site, the enlarged amenity buildings do not have a harmful visual impact or detract from the character and appearance of the countryside, including the nearby canal conservation area.

Overall, the works preserve the openness of the Green Belt and the character and appearance of the surrounding countryside. It therefore accords with the Framework and Policies GB1, EQ1, EQ4 and EQ11 which, amongst other things, seek to ensure that development proposals recognise the intrinsic character and beauty of the countryside.

Highway safety/parking

There would be no highway or parking implications from this application, subject to a condition restricting the use of the structures to amenity buildings only.

Residential amenity

The existing gypsy site is enclosed on all sides by established landscaping, with the nearest residential properties situated a considerable distance from the site. The enlargement of the previously approved amenity buildings due to this separation distance and intervening features (i.e. landscaping, the canal, main road) would mean that the works do not adversely impact on the amenities of nearby occupiers. Thus, the scheme would accord with Policy

EQ9 and EQ11 of the CS and the Framework objective, to provide a high standard of amenity for existing and future users.

Other matters

The Parish Council and an interested party has raised concerns that the alterations give the amenity buildings the appearance of two storey houses. Whilst I accept that the buildings have a rather domestic appearance, a condition can be imposed ensuring that the structures are only used as amenity buildings in connection with the use of the gypsy site and the enlarged first floor space provided for storage purposes only, in line with the applicant's requirements.

6. CONCLUSIONS

The alterations to the previously approved amenity buildings do not represent inappropriate development in the Green Belt and would preserve the character and appearance of the area and residential amenity of nearby residents.

As the amenity buildings are partially constructed, it is not necessary to re-impose the standard time limit condition. However, given that the external appearance of the buildings has altered a new approved plans condition should be added, ensuring that the buildings are completed in accordance with the submitted details. Although the building is largely constructed, it would appear that details of the facing materials have not been approved by the Council as required under condition 2 of permission 19/00863/FUL. A new condition is therefore needed requiring full details of materials to be submitted to and approved by the Council.

In addition to the above, it is also necessary to re-impose condition 4 of planning permission 19/00863/FUL which sought to restrict the use of the buildings with a slight alteration referring to the provision of storage space only at first floor level which the applicant has indicated is the justification for the enlarged amenity buildings.

For the above reasons, I conclude that planning permission 19/00863/FUL should be varied as set out in the formal decision below:

7. RECOMMENDATION - APPROVE Subject to Conditions

Subject to the following condition(s):

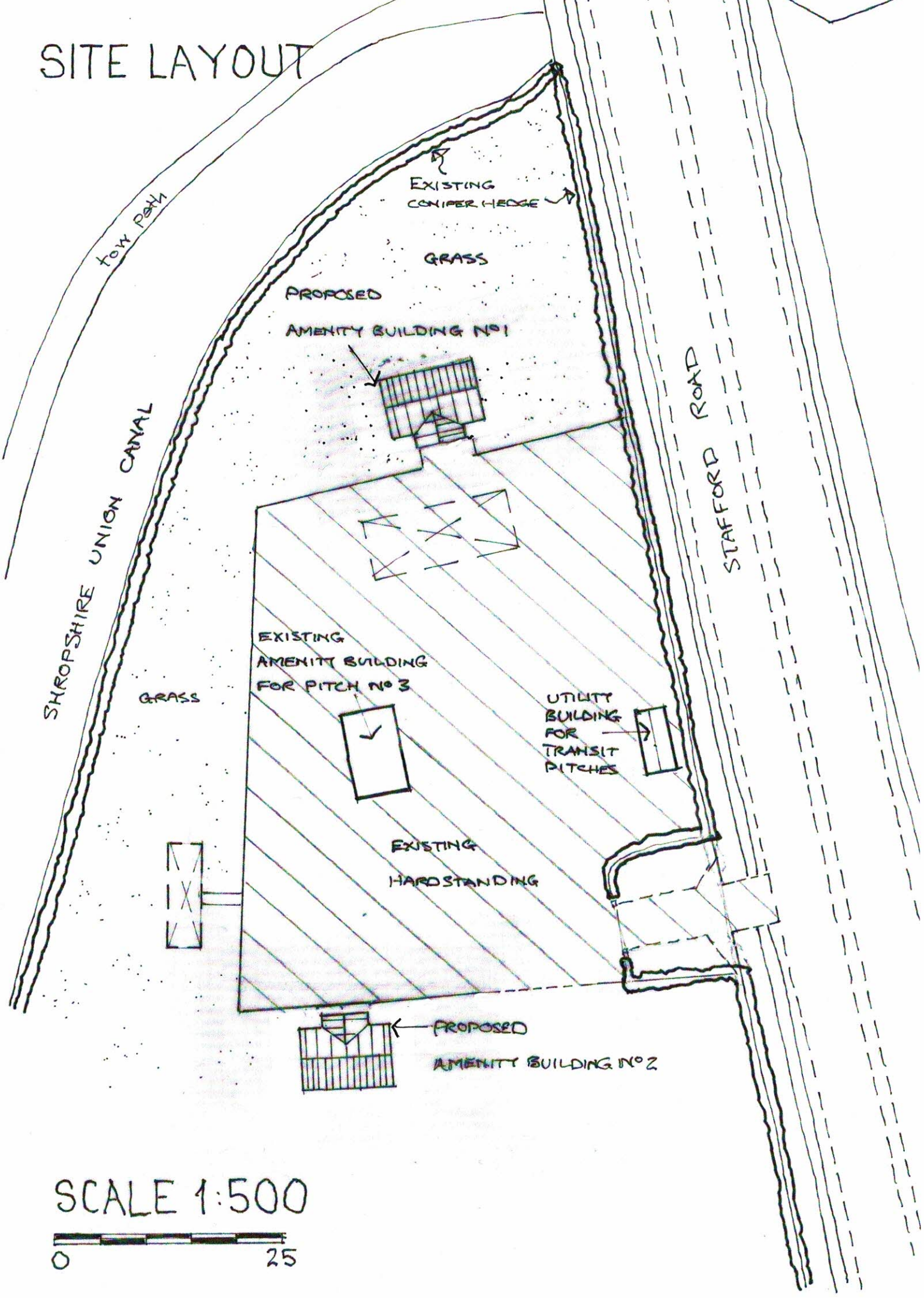
1. The development shall be carried out in accordance with the approved drawings: Amended Amenity Building Floor Plans & Elevations, received on 23/07/2021, Location Plan received 01/06/2021
2. Within 2 months of the date of this decision, details of the materials which have been/are to be used in the construction of the external surfaces of the building hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3. The amenity blocks hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing residential gypsy pitches, with the first floor space to be used for storage purposes in connection with this use only, and the amenity blocks shall not be sold off, sub-let or used as a separate unit of accommodation.

Reasons

1. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
2. In order to define the permission and to avoid doubt.
3. In order to define the permission in accordance and Policy GB1 of the Core Strategy and the National Planning Policy Framework.
4. Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2021.

SITE LAYOUT



SCALE 1:500

