

REFERENCE NO - 20/502277/FULL		
APPLICATION PROPOSAL Siting of 1no. mobile home, creation of 2no. parking spaces and removal of internal fence.		
ADDRESS Greenacre, Church Hill, Boughton Monchelsea, Maidstone, Kent, ME17 4BU		
RECOMMENDATION Grant permission subject to conditions.		
SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none"> • The development will not have a detrimental impact upon Church Hill or the wider area • The development is seeking to add one additional mobile home on site for existing occupants. The application is not seeking to further expand the traveller site. 		
REASON FOR REFERRAL TO COMMITTEE The development would result in an unacceptable intensification of the site and no evidence has been provided as justification or why an additional mobile home is required on the site.		
WARD Boughton Monchelsea and Chart Sutton	PARISH/TOWN COUNCIL Boughton Monchelsea	APPLICANT Mr H Edwards AGENT Martin Potts Associates
TARGET DECISION DATE 04/12/2020 (EOT)		PUBLICITY EXPIRY DATE 08/07/2020

MAIN REPORT

1. Background

1.01 This application was deferred at the Committee meeting on the 24 September 2020. This report should be read in association with the original committee report that is included as an appendix.

1.02 The committee minutes recorded the following:

“RESOLVED: That consideration of this application be deferred to enable the Officers to:

- Negotiate an alternative siting for the new caravan pitch which results in the caravan having an increased amenity space and not being positioned so close to the rear boundary of the site;
- Check whether this is a retrospective application and, if so, rephrase the proposed conditions and description of development accordingly; and
- Confirm whether the occupants/future occupants of the caravan are related to the applicant i.e. daughters”.

2. CONSULTATIONS

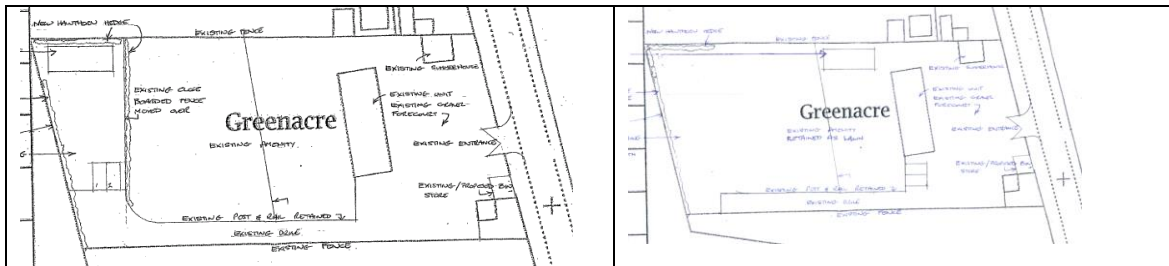
2.01 Following the decision by members for deferral of this application on the 24th September 2020, no additional consultations were required..

3. APPRAISAL

- 3.01 This appraisal section is structured using the 3 points that were outlined in the committee minutes for the meeting on the 24 September 2020.

Negotiate alternative siting

- 3.02 Following discussions with the applicant's agent, the proposed mobile home has been moved further to the east, and much closer to the existing retained mobile home. Please see the below images which highlight this.



- 3.03 In addition the internal fence would be removed from the application site and the hardstanding area along the western boundary broken up and grassed over.
- 3.04 In accordance with the minutes, the proposed caravan has been relocated on the site away from the rear boundary and closer to the existing caravan and the front boundary. The relocated caravan and the breaking up of the existing hardstanding at the rear of the site will provide an increased amenity space.

Establish whether or not the development is retrospective.

- 3.05 As shown in officer site photos, it is confirmed that no development has taken place on site.

Confirm whether the occupants/future occupants of the caravan are related to the applicant

- 3.06 Following the comments made by members, the applicant has submitted a statement clarifying the occupants of the proposed caravan.
- 3.07 The existing mobile has 4 bedrooms which is occupied by the applicant's family of 8 with the two parents and their 6 children.
- 3.08 The need for the additional caravan is linked to the existing family on the site. The two older daughters are at a point in their lives where it would be beneficial for them to have their own space and bedrooms. The applicant's youngest daughter has a number of health issues that would be lessened were she to have her own bedroom, As the existing mobile cannot be extended a new mobile on site would provide this space.

4. CONCLUSION

- 4.01 Following the deferral, the officer recommendation remains unchanged as below.
- 4.02 The proposal is acceptable in relation to the potential impact on Church Hill, the development would have no impact visually, or cause any loss of amenity to neighbouring properties nor would any detrimental highways impact occur. The

proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations.

4.03 The site was assessed as part of the adoption of the Local Plan as being suitable for two gypsy and traveller pitches and the current proposal is a less intensive use providing an additional caravan linked to the existing single pitch on the site. The proposal is in accordance with the site allocation at Local Plan policy GT1 (2) Greenacres (Plot 5), Church Hill, Boughton.

4.04 A recommendation of approval of the application is therefore made on this basis.

5. RECOMMENDATION

GRANT planning permission subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The additional mobile home hereby approved shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Traveller Sites, August 2015 (or any subsequent definition that supersedes that document).

Reason: The site is in an area where the stationing of caravans/mobile homes is not normally permitted and an exception has been made to provide accommodation solely for gypsies/travellers who satisfy the requirements for Gypsy and Traveller Caravan Sites.

- 3) No more than four caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any one time, of which no more than two shall be static caravans or mobile homes, and no further caravans shall be placed at any time anywhere within the site. Unless agreed in writing by the Local Planning Authority, the two static caravans or mobile homes shall be stationed on the site only in the positions shown on the plan (P922/2B26/5/20 Proposed Block Plan)

Reason: To safeguard the visual amenity, character and appearance of the countryside location.

- 4) No commercial activities shall take place on the land at any time, including the storage of materials and/or livery use. No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site and not more than four vehicles shall be stationed, stored or parked on the site at any one time.

Reason: To safeguard the visual amenity, character and appearance of the open countryside location which forms part of the designated Low Weald Landscape of Local Value and local amenity generally.

- 5) No external lighting shall be put in place or operated on the site at any time other than that which has been previously submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the night-time rural environment, the ecological interests of the site, and residential and local amenity generally.

- 6) Notwithstanding the provisions of Schedule 2, Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land without the prior permission of the Local Planning Authority other than as expressly permitted by this decision.

Reason: To safeguard the visual amenity, character and appearance of the countryside location

- 7) Prior to the occupation of the additional mobile home hereby approved, details of a scheme of landscaping (using indigenous species) which shall include indications of all existing trees and hedgerows on the land, and details of any planting to be retained, shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment 2012 and shall include:
- i) Location, species, number and size of all new trees and shrubs and
 - ii) Retention and enhancement of boundary planting
 - (iii) the breaking up of the existing hardstanding and the resulting material removed from the site.

The landscaping of the site and its management thereafter shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the countryside

- 8) All planting, seeding or turfing comprised in the approved details of landscaping including the breaking up of the hardstanding and the removal of the resulting material shall be carried out by the end of the first planting and seeding seasons following the occupation of the additional caravan hereby approved, Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of the caravan die or become so seriously damaged or diseased that their long term amenity value has been adversely affected, shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.

Reason: To safeguard the character and appearance of the countryside

- 9) No bonfires or incineration of rubbish or organic material or vegetation shall take place on the site.

Reason: In order to safeguard residential and local amenity generally.

- 10) The development hereby permitted shall be carried out in accordance with the following approved plans and information: P922/2B - Proposed Block Plan and P922/3 Proposed Floor and Elevations Plan.

Planning Committee
26 November 2020

Reason: To clarify which plans have been approved.

Case officer: William Fletcher