

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 7th December 2005

AUTHOR/S: Director of Development Services

S/2022/05/O - Rampton
Erection of Bungalow to Replace Existing Mobile Home, 2 Cuckoo Lane for
Mr and Mrs J A Bouland

Recommendation: Refusal
Date for Determination: 16th December 2005

Departure Application

Site and Proposal

1. Cuckoo Lane is an extension of King Street and lies to the south-west of Rampton village. The site is at the metalled end of the Lane, beyond which it becomes an unmade bridlepath.
2. The application site, 25.0m x 35.0m is occupied by a mobile home; there are 3 other adjacent and a large scrap-yard to the south.
3. The outline application, received on 21st October, proposes the replacement of the mobile home with a bungalow of approximately 150m² floor area, single storey with a low profile roof (information from a covering letter dated 26th September 2005). All matters are reserved for further consideration.

Policy

4. **Policy HG14** of the South Cambridgeshire Local Plan 2004, states that: "The replacement of a caravan or other mobile home in the countryside with a permanent dwelling will not be permitted."
5. **Policy SE8** - of the Local Plan states that residential development outside village frameworks will not be permitted.
6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003, "Environmental Restrictions on Development" restricts development in the countryside unless it can be proved to be essential in a particular rural location.

History

7. **Use:**
The site was originally granted consent as a scrap yard in 1969, temporary and personal to the applicant's father, a Richard Bouland. Subsequent consents made the use permanent but personal to father and son, Richard and Allan Bouland. This was later changed to Rampton Car Breakers.

Mobile Homes:

8. Consent granted for 2 mobile homes in 1975; subsequently renewed and then made permanent in 1992 (ref. S/0104/92/F) with occupancy limited to Richard and Allan, together with both their dependants living with them.
9. Other temporary consents have been granted for mobile homes for two of Allan's sisters, plus another for a Mr Missen, a former traveller, who has long worked for the family.

Bungalow:

10. An identical application to replace the mobile home with a bungalow was made in 1993; following the refusal of the application, the subsequent appeal was dismissed. The Inspector took the view that the appearance of a bungalow would be "significantly different" from the mobile home and would be "totally out of keeping with the scrap-yard and the surrounding open countryside." There would be undue harm.
11. Although at the time of the appeal the consent for the scrap-yard had not been made permanent, the Inspector felt that a mobile home adjacent gave sufficient security. If granted it would set a serious precedent for other cases to be put forward.

Consultations

12. **Rampton Parish Council** recommends approval. Although the site lies outside the village, it is felt to be a special case, in that:
 - a) The consent for the mobile home is permanent.
 - b) The business has a hazardous waste licence which requires the applicant to live permanently on site.

If granted, the Parish Council asks that the consent be tied to the business.

13. **The Old West Internal Drainage Board** has no comment to make from a drainage point of view.
14. The comments of the **Environment Agency** are awaited and will be reported verbally.
15. The comments of the **Chief Environmental Health Officer** will be reported verbally.

Representations - Neighbours

16. None received at the time of writing report. Consultation period expires 25th November 2005.

Representations - Applicant

17. The circumstances have substantially changed since the previous refusal. The applicant's father has died, his mother still lives in the mobile next door, and he is now wholly in charge of the business. The Environment Agency's Certificate for the business requires a permanent dwelling to be erected on site. A bungalow will result in no material change to the appearance of the area.
18. The site is more secluded as extra landscaping has been carried out, there is a new office block for the business and improved access and storage arrangements.

Planning Comments

19. The basic issues in respect of this application are:
- Does the Environment Agency Licence require a permanent dwelling?
 - Has there been any changes in circumstances since the previous refusal/appeal was dismissed?
 - Is it essential to have a permanent dwelling on site which is outside the village framework?
20. ***Environment Agency Licence***
The business requires two Licences, one for the storage of waste, ie scrap vehicles, and the other to transport same from one site to another. Having checked with the Agency, it has confirmed that neither Licence requires someone to live on, or adjacent, the site. One requirement for the site's Licence is that the site should be secure when unattended - ie fenced, gated and locked.
21. ***Change in Circumstances***
The main change is that since the earlier refusal/appeal was dismissed, consent for the yard is now permanent, as are the two mobile homes, one occupied by the applicants, the other his mother. For as long as he lives on site and runs the business, the site has security. It does not have to be in a permanent building.
22. ***No Justification*** has been put forward to overcome the principal objection of building houses in the countryside.
- Refusal is recommended
- Recommendation**
- Refusal.
23. The proposed site lies within the open countryside and outside the village framework for Rampton as shown in the South Cambridgeshire Local Plan 2003. As such the proposal to erect a bungalow is contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies SE8 and HG14 of the South Cambridgeshire Local Plan 2004, which preclude the erection of a permanent dwelling in the countryside and outside village frameworks unless it can be proved to be essential and which prevent the replacement of a mobile home in the countryside with a permanent dwelling.
24. Insufficient reasons have been put forward to justify over-turning such fundamental policies, especially as the applicants have accommodation on site for their lifetime to operate the scrap-yard and to provide 24-hour security.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. C/0644/69/O, S/0104/92/F, S/2383/86/F, S/0243/93/O, S/0515/94/F and S/2022/05/O

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