

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 May 2013

AUTHOR/S: Planning and New Communities Director

S/0327/13/FL - MILTON

Continued use of land for a temporary period of three years for the siting of portable prefabricated buildings for mixed storage/office/light industrial/workers accommodation purposes (retrospective application).

Recommendation: Delegated approval

Date for Determination: 8 May 2013

Update to the report

Agenda report paragraph number 15 – Environmental Health Officer

1. The Environmental Health Officer has stated that he will assess the site for site licensing purposes as if it were for wholly residential occupation. There is an exemption for construction workers working on the same or adjacent site but not for the scenario described where workers stay for unlimited times, work in the area and may live more or less permanently on the site.
2. The Environmental Health Officer has not carried out a site visit to date but from the submitted documents and plans he is not convinced that the siting of units is fully compliant with site licensing requirements, and so would not grant a licence at present until the operator could show how these requirements could be achieved on site. He would also need to be satisfied that the units are fit for purpose i.e. habitable with adequate heating, insulation, good repair, washing and cooking facilities, drainage disposal, safe electric and gas appliances, water supply space for sleeping etc.

Agenda report paragraph number 26: Conditions – Legal Officer

3. The Legal Officer has advised that the specific wording of any condition to restrict the length of occupation and the type of occupier will require careful attention if it is to meet the tests set out in Circular 11/95 relating to planning conditions.

Further Information received after publication of the agenda report.

4. The agent has provided the following additional information:
5. The number of lets in the last twelve months.
All of the units have been let from time to time over the last year with about a dozen lets of periods varying between 1 and 6 months but with four of the units let to four companies for the whole period to provide facilities to support ongoing work in the area. They have retained the units over the period to ensure availability and these four units have been used for most of that period but not by the same occupants. Different people have stopped for various periods as and when needed to work in the area by the company employing them, with that

being dependent upon the specialist workers they need in connection with their work at the time.

6. Details of the length of stay of each let in that period.
As outlined above, the length of the lets varies from about a month to up to a year but within that time the period any individual may stay can vary from a few days to several months dependent on their contract arrangements/the length of time they are needed on site.
7. Whether occupiers were working in the local area i.e. Cambridge and villages within ten miles;
All the occupiers of the units work in the local area within 10 miles of the site.
8. Were any lets wholly residential i.e. where no base for work was needed?
No - any residential use made of the units has been in connection with undertaking work in the local area.
9. Whether all the portable buildings have a bathroom and kitchen area?
All the units have a shower room and kitchen area so as to be self-contained both in terms of any residential use and in respect of meeting the needs of those units used for business purposes.

Officer comment

10. The concerns of the Environmental Health Officer are noted, and may be capable of resolution with any necessary adjustments to the precise siting of units on the ground. The grant of planning permission would be separate from the issue of a site licence and would not depend upon it.
11. The Legal Officer has highlighted the need for precision in the wording of conditions, if planning permission is approved. Delegated authority is requested to enable suitable conditions or any legal agreement necessary to be finalised.

Contact Officer: Ray McMurray – Principal Planning Officer
Telephone: (01954) 713259