

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 3rd August 2005
AUTHOR/S: Director of Development Services

S/1260/05/F - Gamlingay Temporary Mobile Home at Land at Little Heath for E Sale

**Recommendation: Refusal
Determination Date: 19th August 2005**

Departure application

Site and Proposal

1. The site lies outside of the village framework for Gamlingay and within the countryside. It is accessed from Little Heath, a private track.
2. It is currently used as a paddock with a number of run down stable and storage buildings. The western boundaries are well screened, the eastern are relatively open.
3. The closest properties are Belle Vue House to the south and Nos. 10-16 Little Heath to the north.
4. The full planning application, received on 24th June 2005, proposes the siting of a temporary mobile home. The required temporary period is not stated.
5. The application site does not include access to the public highway. However, the precise point at which the public highway joins the private track is as yet unclear. I have sought the views of the Local Highways Authority on this matter and its views will be reported verbally.

Planning History

6. The site has no recent planning history, although reference is made in paragraph 18 below to an application on a nearby site.

Planning Policy

7. Policy SE8 of the South Cambridgeshire Local Plan 2004 – Village frameworks states (in part) that “Residential development outside these frameworks will not be permitted”.
8. Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 states (in part) that: “Development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location”.

Consultation

9. **Gamlingay Parish Council**
The Parish Council recommends approval. It states:

“No objections, providing mobile home has a personal occupancy condition, is temporary (for 5 years) and if it becomes unoccupied after 6 months it has to be removed”.

10. **Chief Environmental Health Officer**

No objections.

11. Environment Agency's comments will be reported verbally.

Representations

12. Five letters have been received from the occupiers of 16 Little Heath, Criaglea, Brook Farm and Belle Vue House.

13. Support is expressed from the occupiers of Criaglea and Brook Farm – Mrs Sale has lived at her current address in Little Heath for 29 years. She should be able to continue living in the neighbourhood that has been her home.

14. The occupiers of Belle Vue House have no objections but would like the permission to be temporary, reviewed yearly, not passed to another party and for the site to be well maintained and kept in a tidy condition. In addition trees and hedges should be put in place to screen the mobile home.

15. The occupiers of No. 16 have submitted considerable detail on the status, condition, history and ownership of the private access. They do not object stating that they understand that the applicant has been given notice to vacate her current home and wishes to simply relocate to this field that is within her ownership. However they state that some controls should be put in place, namely the permission be temporary, the site should be kept tidy and well maintained, that the owner should make a contribution to the maintenance of the access road with particular attention to the use of this road where it provides access to the site and that the existing hedge and trees should be maintained and gaps interplanted if and when necessary.

Planning Comments – Key Issues

16. The key issue is the impact of the proposal on the countryside and the aims and objectives of the settlement policies of the Development Plan and what justification if any can overturn these.

17. The planning application is for a residential use in the countryside, contrary to Development Plan policies. The application contains no justification and I therefore have to recommend refusal.

18. It is understood that the applicant lives at No. 5 Little Heath, a mobile home that has recently been part of a scheme for replacement, together with No. 4, with a permanent dwelling, granted Outline planning permission on 10th February 2005. It will therefore be necessary for the applicant to find alternative accommodation. However it was understood that a mobile home, No. 6 Little Heath, adjacent to the approved site would be available for this purpose and is currently vacant. Again, however, no information is contained within the application to substantiate this.

19. The application does not address what is meant by 'temporary'. It is unclear if the proposal is seeking a temporary period, and if so how long, or if the 'temporary' relates to the nature of the structure. However, I do not consider the proposal will result in an unacceptable visual impact on the surrounding countryside. If the proposal is required

for a temporary period the mobile home will in time be removed. If it is permanent a condition could be imposed to ensure that it is appropriately located and landscaped.

Recommendation

20. Refusal for the following reasons:

1. No justification has been given for a residential use in the countryside outside the Village Framework for Gamlingay as defined in the Development Plan. Such a use would be contrary to the aim and objective of the settlement policies of the Development Plan of preventing sporadic residential development away from the built up areas of villages which will cumulatively harm the countryside and result in a pattern of development that is unsustainable. As such the proposal is contrary to Policy SE8 of the South Cambridgeshire Local Plan 2004 and Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003.
2. Notwithstanding the above, the planning application does not contain sufficient information to allow it to be assessed, particularly in relation to the temporary nature of the proposal.

Background Papers: the following background papers were used in the preparation of this report: Planning Files reference S/1260/05/F, S/2461/04/O South Cambridgeshire Local Plan 2004. Cambridgeshire and Peterborough Structure Plan 2003.

Contact Officer: Nigel Blazeby – Senior Planning Assistant
Telephone: (01954) 713256