COMMITTEE REPORT

Date: 12 January 2012 **Ward:** Rural West York

Team: Major and Parish: Askham Bryan Parish

Commercial Team Council

Reference: 11/03035/FUL

Application at: Brackenhill Askham Bryan Lane Askham Bryan York YO23

3QY

For: Temporary siting of 3no residential caravans

By: Mr Peter Shipley
Application Type: Full Application
Target Date: 5 January 2012

Recommendation: Refuse

1.0 PROPOSAL

- 1.1 Planning permission is sought for the siting of 3 caravans at the site. There is a companion application to demolish the existing bungalow onsite and replace it with a larger dwelling 11/002881/FUL and the caravans would provide temporary living accommodation during the re-building of the main dwelling.
- 1.2 The caravans would be sited to the west of the taxi booking office presently on site. It is asked they be allowed for a temporary 18 month period.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP23

Temporary planning permission

CYGB1

Development within the Green Belt

3.0 CONSULTATIONS

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3.1 Ask that the caravans only be allowed if the companion application for the replacement house is approved. If permission is granted, it should be for the temporary period only.

Publicity

3.2 No written representations have been made.

4.0 APPRAISAL

- 4.1 The key issue in this case is whether the development is appropriate and the impact on the green belt.
- 4.2 Local Plan policy GP23: Temporary Buildings allows such structures when they are required in advance of a permanent solution. This is the case here.
- 4.3 The site is also in the green belt. Policy GB1 allows for limited alterations at residential sites.
- 4.4 The existing house is around 149 sq m in footprint. The caravans would be at least 75 m from the main house and combined would be around 73 sq m in footprint. The caravans would sit alongside the existing repairs garage and the booking office. The series of buildings cumulatively would detract from the openness of the green belt.
- 4.5 The caravans due to their location and scale are deemed to be inappropriate development in the green belt, which as established in national policy note PPS2: Green Belts, is, by definition, harmful to the green belt, and could not be supported on a permanent basis.
- 4.6 The special circumstances proposed are that the caravans would provide alternative accommodation whilst the proposed replacement dwelling constructed. That proposal is recommended for refusal by officers. As such there would be no grounds to allow this application to be permitted; this application is recommended for refusal also.

5.0 CONCLUSION

5.1 Refusal is recommended as the caravans would be inappropriate development in the green belt. As the companion application for a replacement dwelling is recommended for refusal, there is not justification to permit this application and refusal is recommended.

COMMITTEE TO VISIT

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6.0 RECOMMENDATION: Refuse

1 The proposed caravans by virtue of their location and scale would have an adverse impact on the openness of the green belt.

The proposed development is inappropriate development in the green belt. There are no special circumstances which outweigh the harm to the green belt. The proposal is contrary to PPS5: Green Belts and Local Plan policy GB1.

7.0 INFORMATIVES:

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