

Forest Heath District Council

**DEVELOPMENT
CONTROL
COMMITTEE**

3 JUNE 2015

DEV/FH/15/024

Report of the Head of Planning and Growth

PLANNING APPLICATION DC/14/2162/FUL - CARAVAN MOBILE SITE, ELMS ROAD, RED LODGE

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Sharon Smith
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Committee Report

App. No: DC/14/2162/FUL **Committee Date:** 1 July 2015

Date Registered: 10 December 2013 **Expiry Date:** 1 July 2015

Case Officer: Sharon Smith **Recommendation:** Approval

Parish: Red Lodge **Ward:** Red Lodge

Proposal: Planning Application - change of use of land to residential use for three gypsy families including 3 no. mobile homes and 6 no. amenity buildings

Site: Caravan Mobile Site, Elms Road, Red Lodge

Applicant: Mr Paul Falco, Richard Falco and Stephen Smith

Background:

This application was considered by the Development Control Committee on 3 June 2015. The decision was taken to defer the application for one month in order to allow additional information on the contamination risk to be provided prior to a decision being made.

A further written report will be circulated to Members prior to the meeting and a full verbal presentation will be given at the meeting to provide clarification on the issues raised at the last meeting.

The application is recommended for conditional APPROVAL.

APPLICATION DETAILS:

1. See original report attached as Working Paper 1.

SITE DETAILS:

2. See original report attached as Working Paper 1.

APPLICATION SUPPORTING MATERIAL:

3. See original report attached as Working Paper 1.
4. The quotation provided by the applicants' agent is appended to this report, this provides additional information in respect of the contamination considerations at the site. The applicants have indicated that given the costs of the works they would prefer to have a conditional approval before instructing these works to be carried out.

AMENDED PLANS:

5. See original report attached as Working Paper 1.
6. An amended plan is anticipated detailing the minor levels change on the site and also with considerations to the possible relocation of the septic tank on the plot closest to the access track. Members will be further updated at the meeting.

PLANNING HISTORY:

7. See original report attached as Working Paper 1.

CONSULTATIONS:

8. See original report attached as Working Paper 1.
9. These comments were reported verbally at the last meeting, but for completeness are now included in this report and are as detailed below:
10. Highways Authority – previous comments apply;
11. Environment Agency – no further comments;
12. Public Rights of Way – no further comments;
13. Strategic Housing Team – no further comments;
14. Environmental Health – previous comments apply;
15. Ramblers – not able to view plans, but no change if animal compound retained.

REPRESENTATIONS:

16. See original report attached as Working Paper 1.
17. These comments were reported verbally at the last meeting, but for completeness are now included in this report and are as detailed below:
18. 8 further letters of objections have been received:

- Outside envelope- issues of precedent;
- Increased traffic with possible illegal accesses;
- Isolation problem – upbringing of children;
- Lack of school provision locally;
- Contamination concerns;
- Concern that additional amenity buildings are for future families;
- Query ownership of plot;
- Not in keeping of new look of Red Lodge to detriment of village;
- Will be seen from both of the two roads;
- With existing families in village, additional pitches would dominate;
- Difficult to limit numbers and illegal encampment could dominate if approved.

POLICIES:

19. See original report attached as Working Paper 1.

OFFICER COMMENT:

20. For main comments, which still apply, see original report attached as Working Paper 1.
21. The applicants have staked the plots out on site and it is acknowledged that there is a small area of raised ground where the road and one of the septic tanks are proposed.

The levels changed is relatively minor, however, to prevent the need to excavate nearest the access track (where there is the greatest area of level change) will, it is now proposed, have the septic tank located in an alternative position between the two proposed amenity buildings. This is considered acceptable and does not need to be the subject of reconsultation because it comprises works that were part of the original consideration of the application. The septic tank will be underground and therefore does not, it is considered, have a detrimental impact on amenity.

In respect of the access road, a levels condition was previously proposed to prevent any levels change on site. This condition is still proposed as part of the consideration of the application. The access road will not be prominent within the site given the small variations in levels and will in most views be mitigated by the existing built up topography of the land. It is anticipated that the applicants will provide a levels plan to support their application demonstrating the above point. However, at the time of preparing this report this had not been received.

22. On this basis the recommendation remains one of approval.

CONCLUSION:

23. Recommend approval subject to additional conditions regarding levels and the use of the buildings.

RECOMMENDATION:

24. That planning permission is **GRANTED** subject to conditions as detailed within attached Working Paper 1 and subject to additional conditions regarding:
- Site levels and
 - Use of the buildings

Working Paper 1 – Development Control Committee 3 June 2015 Committee Report (inc. Appendix)

Working Paper 2 - Contaminated Land Ground Investigation

DOCUMENTS:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online;

<https://planning.westsuffolk.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk IP28 7EY