METROPOLITAN BOROUGH OF KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPLICATION N0: 01/00094/FUL

DEVELOPMENT:

RETENTION OF TEMPORARY RESIDENTIAL CARAVAN

LOCATION OF SITE AND APPLICANT:

Sandy Lane Farm Cut Lane Knowsley Industrial Park Knowsley L33 3AJ, Mrs L Appleton

WARD AFFECTED: Northwood

KNOWSLEY UNITARY DEVELOPMENT PLAN (Adopted June 1998) – Green Belt.

CONSULTATIONS:

TECHNICAL CONSULTATIONS:

See Committee Report.

NEIGHBOUR CONSULTATIONS:

See Committee Report.

REPORT:

At their meeting on 5 July 2001 Members of the Planning Committee resolved that they be minded to grant planning permission for the retention of a temporary residential caravan at Sandy Lane Farm, Cut Lane, Kirkby subject to the Secretary of State's notification in accordance with the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999 and the Head of Planning Services in Consultation with the Chairman/Vice-Chairman be authorised to grant planning permission.

The application was referred to Government Office for the North West as the siting of a residential caravan would not normally be considered to be appropriate development within the Green Belt in accordance with criteria set out in PPG2 - Green Belt, and the Green Belt policies of the Unitary Development Plan, although very special circumstances were put forward justifying the retention of the caravan within the Green Belt of Knowsley.

In a letter dated 16 August 2001 the Government Office for the North West stated that the application does not appear to raise issues which should be determined by the Secretary of State for the Environment Transport and the Regions and that the Council is authorised to decide the application as they see fit.

It is, therefore, considered appropriate to grant planning permission in accordance with the determination of Members of the Planning Committee on 5 July 2001.

RECOMMENDATION:

That planning permission be granted subject to the condition reported to Committee on 5 July 2001:

1. The caravan hereby permitted shall be removed and the land reinstated to its former condition, including the removal of all ancillary works and structures, at or before the expiry of a period ending on 31 May 2002 unless a further application for a renewal of the permission has been previously been submitted to and approved by the Local Planning Authority.

   Reason: To enable the Local Planning Authority to re-assess the proposal on the expiry of the permission having regard to the improvement works on the farmhouse and in accordance with Policy G2 of the Knowsley Unitary Development Plan, adopted June 1998.

24/8/01
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Agreed Date

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Director Of Planning And Development

In consultation with:

R.T. Rawnsley
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Chairman/Vice-Chairman, Planning Committee