01/00094/FUL	Retention of temporary residential caravan. Sandy Lane Farm, Cut Lane, Kirkby.	MRS L APPLETON

Area & Location of Site: The application site is within the curtilage and to the rear of the farmhouse at Sandy Lane Farm which is located on the northern side of Cut Lane, Kirkby.

Ward: Northwood.

Knowsley Unitary Development Plan - Green Belt.

Consultations: Transportation and Engineering Services Division - No objections.

AS PER RECOMMENDATION LC TO PROGRESS

Director of Social Services – No objections and states that the applicant is receiving care services provided by the Department and has employed someone to assist her at home.

The Coal Authority – No objections in principle.

Environment Agency - No objections.

Liverpool Museum- Any observations received will be reported verbally.

Representations: The application has been advertised by a press and site notice and the occupiers of properties in the vicinity of the site notified by letter. Two letters of objection have been received. The objections are on the following grounds:

1. No consent has been granted for the siting of the caravan.
2. There is no need for a caravan. If the carer is to be present then it is assumed there is sufficient accommodation within the farmhouse for the carer to live whilst refurbishment works are carried out. If the carer could not live at the premises then neither could the applicant.
3. The site is Green Belt and is not serviced with utilities and a caravan is not in keeping with the area and would "be an eyesore".

REPORT

1. Site History and Current Proposal

In October 1991 planning permission was granted to convert a redundant agricultural building on the farm to a dwelling-house together with the use of surrounding land as a garden area (ref: K/APP/13594). The property is included within the Green Belt and the proposal was deemed to satisfy the criteria in the Local Plan for allowing such conversions. Planning permission was granted in October 1992 for the siting of a temporary mobile home whilst the building was converted (ref: K/APP/14516). The permission granted for 14 months expiring on 31 December 1993 and that mobile home has since been removed.

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 submitted and approved by the Local Planning Authority.

Reason

1. 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.

The current application is for the retention of a residential caravan for a temporary period. The caravan was bought onto the site earlier this year to accommodate the carer of the elderly resident living at the main farmhouse. The farmhouse is in a very poor state of repair. It is intended that the carer will move into the main farmhouse when improvement works currently being carried out are completed. At present there only appears to be one room suitable for living purposes.

The caravan is sited adjacent to the rear elevation of the farmhouse and is of profiled cladding and glazing.

2. Compliance with Development Plan

The application is is included within the Green Belt in the Unitary Development Plan. With regard to the siting of caravans these are considered in the same way as other proposals for residential development in the Green Belt. However, in this case it is considered that an exception to the policy may be justified as set out below.

3. Planning Considerations

Issues to consider in this case are whether there are any exceptional circumstances to override the normal presumption against permission being granted in the Green Belt and if so whether the impact on visual amenity is acceptable in this area.

Planning Committee has previously granted permission for temporary living accommodation while building works have taken place such as the previously approved siting of a mobile home at Sandy Lane Farm.

In this case also it is considered reasonable to allow permission for a limited 12 month period to allow works on the farmhouse to proceed. The Environmental Advisory Service agree with this view and have no objections to a temporary permission being granted.

In terms of visual amenity the caravan is to the rear of the farmhouse and shielded somewhat from the road. It is considered that the siting is acceptable.

Policy G2 of the Unitary Development Plan relates to development in the Green Belt. The Policy states that planning permission will not be granted unless for specified listed purposes, of which residential use is not one. However, for the reasons outlined above it is considered that there are material considerations to justify allowing a temporary permission. If Members are mindful to approve this application, then under the Town and Country Planning (Development Plans and Consultations) (Departures) Directions 1999, the decision will have to be ratified by the Secretary of State, as the application is a departure from the UDP.

Recommendation

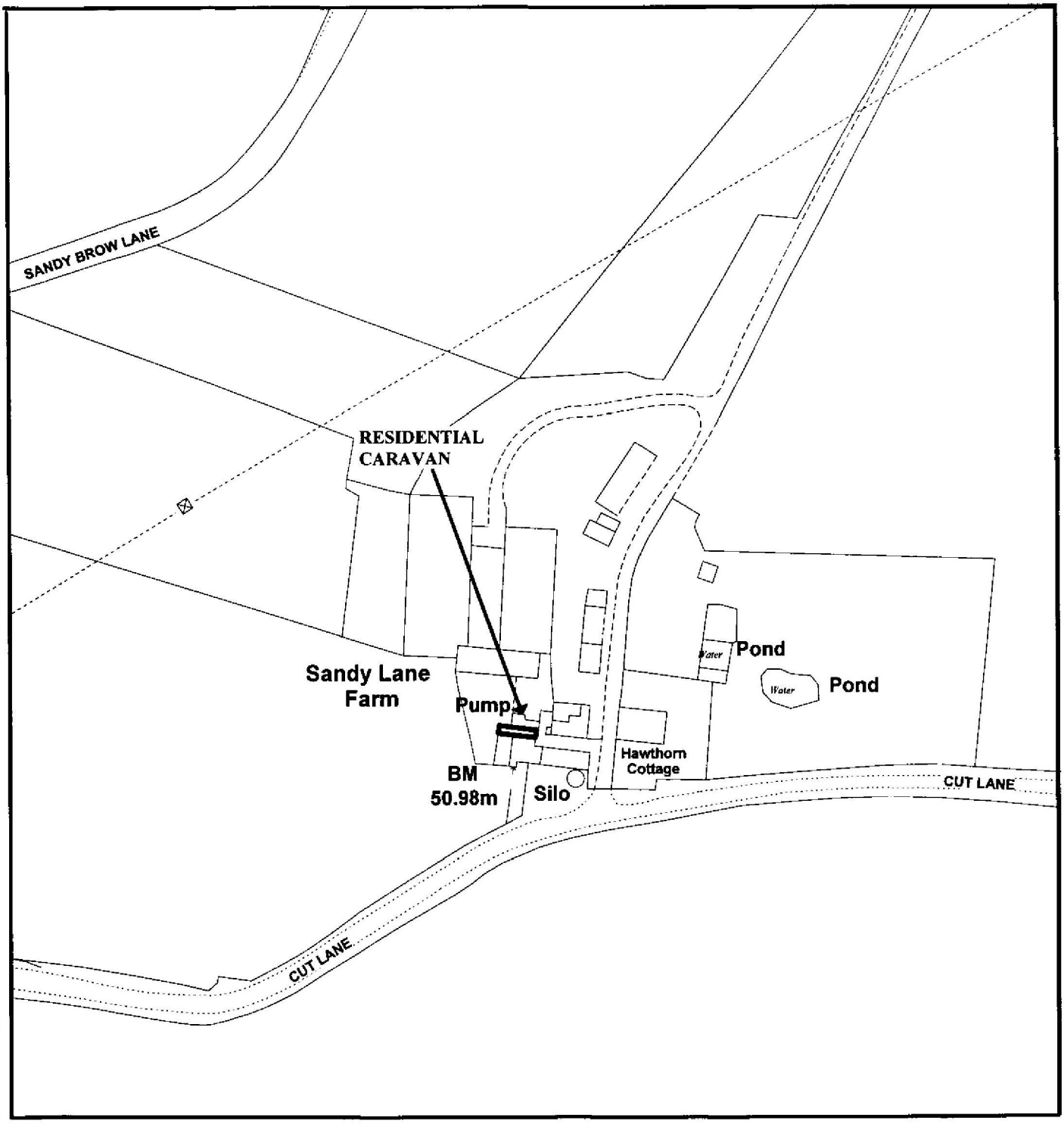
That Members be minded to approve the application for the retention of a residential caravan and subject to the Secretary of State not wishing to intervene under Town and Country Planning (Development Plans and Consultations) (Departures) Directions 1999, that delegated authority be given to the Director of Planning and Development in consultation with the Chairman and/or Vice Chairman of the Planning Committee, to grant planning permission subject to the following condition:-

APPLICATION No: 01 / 00094 / FUL

Proposed Development:

RETENTION OF TEMPORARY RESIDENTIAL CARAVAN
SANDY LANE FARM
CUT LANE
KIRKBY

Committee Date: 5th July 2001



Scale: 1: 1500

NORTH