

<b>Application Number and Registration Date</b>	<b>MO/2018/0023 (Detailed) 14-Mar-2018</b>
<b>Applicant</b>	<b>Miss H Sissons</b>
<b>Case Officer</b>	<b>Vincent Haines</b>
<b>Amendments /amplifications</b>	
<b>Committee Date</b>	<b>6 June 2018</b>
<b>Ward(s)</b>	<b>Beare Green</b>
<b>Proposal</b>	<b>Change of use of land from equestrian stables to use for stationing of 1 No. park home.</b>
<b>Site Description</b>	<b>Rickwood Park, Horsham Road, Beare Green, Surrey</b>

**RECOMMENDATION: Approve subject to conditions**

**Summary**

The application relates to previously developed land within the Green Belt where it is proposed to replace a stable building with a mobile home. The site adjoins the Rickwood Park mobile home site. The site comprises previously developed land and it is not considered the siting of a mobile home would have any greater impact on the openness of the Green Belt than the current structure.

**1. Development Plan**

1.1. Metropolitan Green Belt

## 2. Relevant Planning History

MO/90/0079	Use of land for siting mobile homes as part of the adjoining Rickwood Mobile Home Park and subject to a maximum number of mobile homes on the combined land of 102.  Note : This application relates to land adjacent to current application site	Refused  19-Feb-1990  Appeal dismissed
MO/90/0079	Extension of car park for 25 vehicles on an area of 0.09 ha (0.22 acres).  Note : This application relates to land adjacent to current application site	Approved  19-Feb-1990

## 3. Description of Development

- 3.1. The application site measures some 12 metres by 20 metres and is currently occupied by a stable building and associated yard. The site adjoins the Rickwood Caravan Park through which access to the site is gained. The site is in the same ownership as the rest of Rickwood Park. To the north of the site is an area of scrubland which is also in the same ownership. The site is screened to the east by mature trees and hedgerow.



- 3.2. The current application seeks permission to replace the stable with a single mobile home.

## 4. Consultations

- 4.1. None received.

## 5. Representations

- 5.1. Capel Parish Council: Object, commenting that the site is beyond the approved boundary of the current mobile homes in the countryside and is within the Green Belt.

There are other areas within the boundary of the Caravan Park available for more homes.

- 5.2. One letter has been received from a resident of Rickwood Park who comments that they believe the eventual intention of the site owner is to extend the site onto the adjacent scrubland.

## **6. Main Planning Policies**

### **6.1. Government Guidance**

#### National Planning Policy Framework

Section 6 – Delivering a wide choice of high quality homes

Section 9 – Protecting Green Belt land

### **6.2. Mole Valley Core Strategy**

CS1- Where development will be directed (A spatial Strategy)

CS2 – Housing Provision and Location

CS3 – Balancing Housing Provision

### **6.3. Mole Valley Local Plan**

ENV22 – General Development Control Criteria

ENV23 – Respect for Setting

### **6.4. Capel Neighbourhood Development Plan**

CA-ESDQ3 Design and character

CA-ESDQ4: New development proposals should respect the context of the historic environments

## **7. Main Planning Issues**

- 7.1. The main planning issues for consideration are:

- The principle of the development
- The impact on the character of the surrounding area
- The impact on the amenities of the neighbouring properties
- Parking and highway safety
- Flooding and sustainable drainage

#### The principle of the development

- 7.2. The site is located in the Metropolitan Green Belt. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt. Paragraph 89 of the NPPF sets out a number of exceptions to the Green Belt policy, point 6 of which is:

*'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'.*

- 7.3. Previously developed land is defined in the NPPF (Annex 2) as:

*'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.'*

- 7.4. The Parish Council have objected to the proposed mobile home on this site as it extends into Green Belt beyond the current limits of the Caravan Park. However this site falls within the NPPF definition of previously developed and therefore the consideration that must be applied is whether the siting of the mobile home would have any greater impact on the openness of the Green Belt than the existing development. In this instance the existing stables in terms of both footprint and height are not significantly different from the park home as indicated on the submitted site plan. It is therefore considered that this proposed development does meet the NPPF exception set out above and that in principle the new use of the land is acceptable.

The impact on the character of the surrounding area

- 7.5. The proposal relates to a siting of a mobile home which would be in keeping with the existing use of land to the south and would not have any detrimental impact on the character and appearance of the area.

The impact on the amenities of the neighbouring properties

- 7.6. The site is not located immediately adjacent to other mobile homes but adjoins a parking area used by residents of the caravan park. It is not considered that the use of the land to site a mobile home would impact on amenities enjoyed by any residents of the park.

Parking and Highway Safety

- 7.7. Access to the mobile home would be gained from the adjacent caravan park which in turn has access onto Horsham Road. The access road through the park operates on a one way system and this serves the car park adjacent to the application site. Parking for one car is proposed within the confines of the site and additional parking is available within the adjacent car park.

Conclusion

- 7.8. The principle of a mobile home replacing the existing stable on the site is acceptable given the existing use of the site and that the siting of a mobile home would not have any greater impact on the openness of the Green Belt than the existing stable building.

**8. Recommendation**

Permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents, location plan and block plan contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. No occupation of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained. The boundary treatment shall be completed prior to the first occupation of the development, shall be carried out in accordance with the approved details and thereafter permanently retained as such.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

4. The parking space shown on the approved block plan shall be made available for use prior to the first occupation of the development hereby permitted and thereafter retained for that purpose.

Reason: To ensure that adequate facilities are provided for the parking of vehicles in accordance with Mole Valley Local Plan policy MOV5.

5. Prior to the occupation of the development hereby permitted, surface and foul water drainage details shall be submitted for the approval in writing by the Local Planning Authority.

The assessment shall provide information of the design storm period and intensity (typically a 1 in 100 year storm of 30 minutes duration with an allowance for climate change), the method employed to delay and control the surface water discharged from the site and the means to prevent pollution of the receiving groundwater and/or surface water. Where applicable, the details shall include infiltration tests, calculations and controlled discharge rates. If the development is to discharge water into the ground in any form, then a full BRE Digest 365 infiltration test (or falling head test for deep bore soakaways) will have to be submitted to the Local Planning Authority prior to commencement of any works on site. The suitability of infiltration methods should be verified (i.e. possible contaminated ground).

The approved drainage scheme shall be implemented prior to the first occupation of the development.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and, in the interests of sustainable development, in accordance with the advice contained in the National Planning Policy Framework and policy CS20 of the Mole Valley Core Strategy.

6. The existing building on the site shall be demolished in its entirety and all material removed from the site prior to the siting of the mobile home on the land.

Reason: To accord with the application and in the interest of the amenities of the future occupiers and to comply with saved policy ENV 22 of the Mole Valley Local Plan.

#### Informatives

The applicant is advised that the approval of details of boundary treatment required by condition is subject to a fee, details of which may be viewed on the Council's website under the planning pages.

The fee may cover more than one condition where the details are submitted at the same time. Where subsequent submissions are made, a further fee will be payable per individual submission. The fee should be paid at the time of submission of the formal request.

PLEASE NOTE that this approval process may take up to 8 weeks from the date of the request. Applicants are therefore advised to submit requests in a timely manner.