

**20/00952/COU
NON MAJOR**

Sarah Round

**ESSINGTON
Councillor Warren Fisher
Councillor Christopher Steel**

Land Adjacent 4 Long Lane Springhill WOLVERHAMPTON WV11 2AA

Temporary permission for static caravan

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site description

1.1.1 The site is an area of land lying to the northeast of 4 Long Lane in the Parish of Essington. This dwelling is the last one in the Development Boundary and the Green Belt lies beyond. The site is accessed via an access track that runs along the side boundary of the dwelling. There are dwellings located on the south side of Long Lane and the surrounding land is used by horses.

1.2 Planning history

2011 New dwelling, refused (11/00280/FUL)
2017 Two bed detached dormer bungalow, withdrawn (17/00291)
2019 Dwelling, approved (19/00033/OUT)

2. APPLICATION DETAILS

2.1 Proposal

2.1.1 The applicants propose to site a static caravan on the land to be lived in by them during the construction of the approved dwelling granted planning permission in 2020. A two year temporary permission is sought after which time the caravan would be removed.

2.2 Pre-application Discussions

2.2.1 No pre-application discussions have taken place.

3. POLICY CONTEXT

The site is within the Green Belt

Core Strategy

Policy GB1: Development in the Green Belt

Policy EQ4: Protecting and Enhancing the character and appearance of the landscape

EQ9: Protecting residential amenity

Policy EQ11: Wider Design Considerations

National Planning Policy Framework

4. CONSULTATION RESPONSES

No comments were received from neighbours or consultees (expired 04/12/2020)

Site notice expired (06/12/2020)

5. APPRAISAL

5.1 The application is to be heard at Planning Committee as it is contrary to Green Belt policy.

5.2 Key Issues

- Principle of development
- Very Special Circumstances
- Residential Amenity

5.3 Principle of development

5.3.1 The site is located within the Green Belt where there is a presumption against inappropriate development. The stationing of a residential caravan is inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 in the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

'Very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'

5.4 Very Special Circumstances

5.4.1 This proposal is for the temporary stationing of a mobile home. It is for occupation by the applicant as owner of the site whilst the approved works for the erection of the new dwelling take place. The caravan would be removed at the end of two years. No permanent development will take place and so the harm to the openness of the Green Belt is limited to the duration of the retention of the caravan. I consider in this instance that the temporary time period amounts to very special circumstances sufficient to clearly outweigh the potential harm to the Green Belt.

5.3 Residential Amenity

5.3.1 In accordance with Local Plan Policy EQ9, all development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution, odours and daylight.

5.3.2 The site is located away from the closest residential properties which are sited along Long Lane. I therefore do not consider there will be impact on the occupier's amenity.

6. CONCLUSIONS

6.1 The proposal is considered to be inappropriate development in the Green Belt, however very special circumstances exist that clearly outweigh the potential harm. The proposal will

not impact on the amenity of neighbouring residential properties. I therefore recommend the application for approval subject to conditions.

7. RECOMMENDATION - APPROVE Subject to Conditions

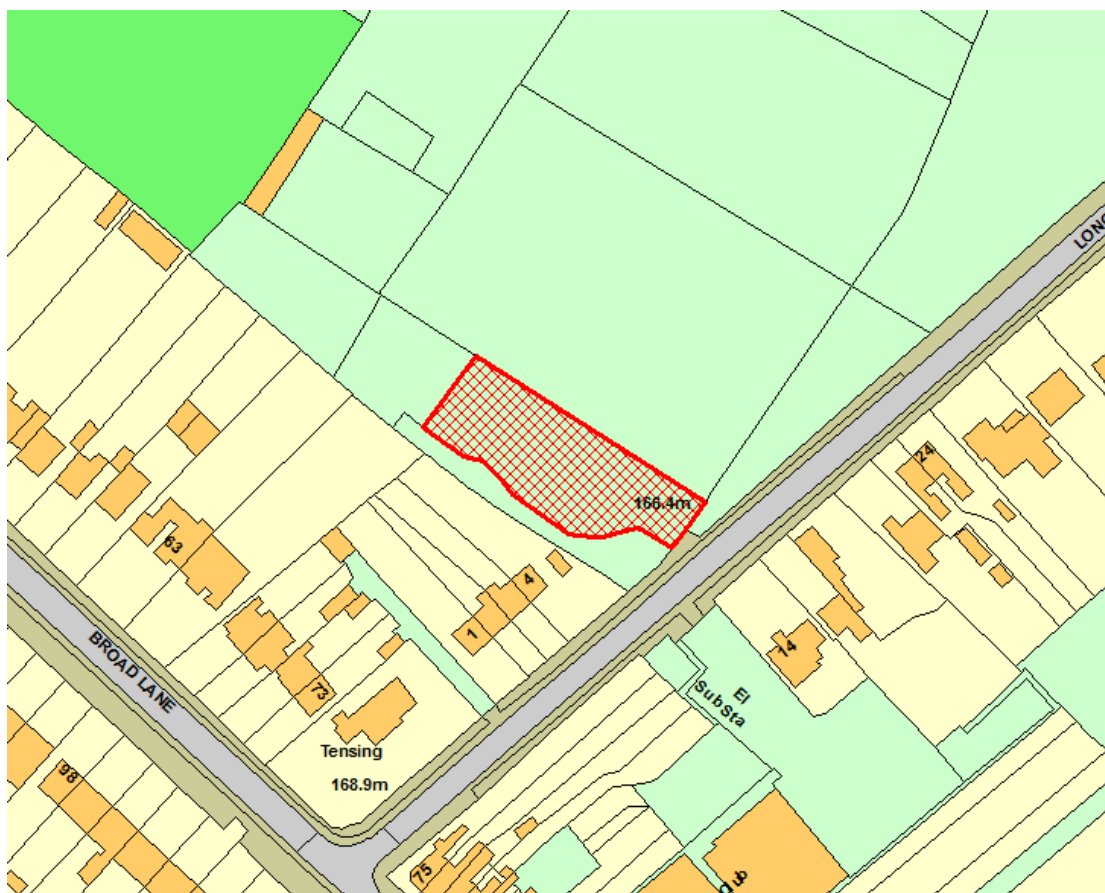
Subject to the following condition(s):

1. The development shall be carried out in accordance with the approved drawings 'site plan' received 5th November 2020.
2. The caravan and any related infrastructure in its entirety shall be removed from the site by the 27th January 2023.

Reasons

1. In order to define the permission and to avoid doubt.
2. In order to define the permission and to avoid doubt.

Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2019.



Land Adjacent, 4 Long Lane, Springhill WOLVERHAMPTON WV11 2AA