



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 13th April 2017

Subject: 16/06911/FU –Change of use of land to traveller pitch with detached utility block and associated works, Retrospective permission for laying out of hardstanding at land off Hollinhurst, Allerton Bywater, WF10 2HY

APPLICANT

Mr T Doran

DATE VALID

18th November 2016

TARGET DATE

13th January 2017

Electoral Wards Affected:
Garforth and Swillington and,
Kippax and Methley

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: If Members are minded to refuse planning permission then suggested reasons for refusal are set out below for their consideration:

1. The proposed change of use encompassing the siting of a static mobile home and two touring caravans, the building of a permanent utility room and the provision of three off-street car parking spaces is considered to represent an overdevelopment of the site which will be detrimental to the amenities of the future occupiers of the site by reason of the close proximity of the individual caravans, and inadequate space remaining around those caravans for the purposes of recreation. The space remaining would make the manoeuvring of vehicles difficult causing a danger to users of the site and of users. As such the proposal is contrary to policies GP5 and BD6 of the UDPR and to Policies P10 and H7 of the Core Strategy. It is also considered to be contrary to Policy H Determining planning applications for travellers sites of the Government's policy document Planning Policy for Travellers Sites issued August 2015.
2. The development by reason of the nature of the caravans, the lack of appropriate landscaping and the enclosure of the site by high walls, fences and gates is considered to be out of character with the semi-rural character of the immediate area and as such is detrimental to the amenities of the location as a whole. The

proposal is considered to be contrary to Policy P10 of the Core Strategy and GP5 and BD6 of the UDPR. It is also considered to be contrary to Policy H Determining planning applications for travellers sites of the Government's policy document Planning Policy for Travellers Sites issued August 2015.

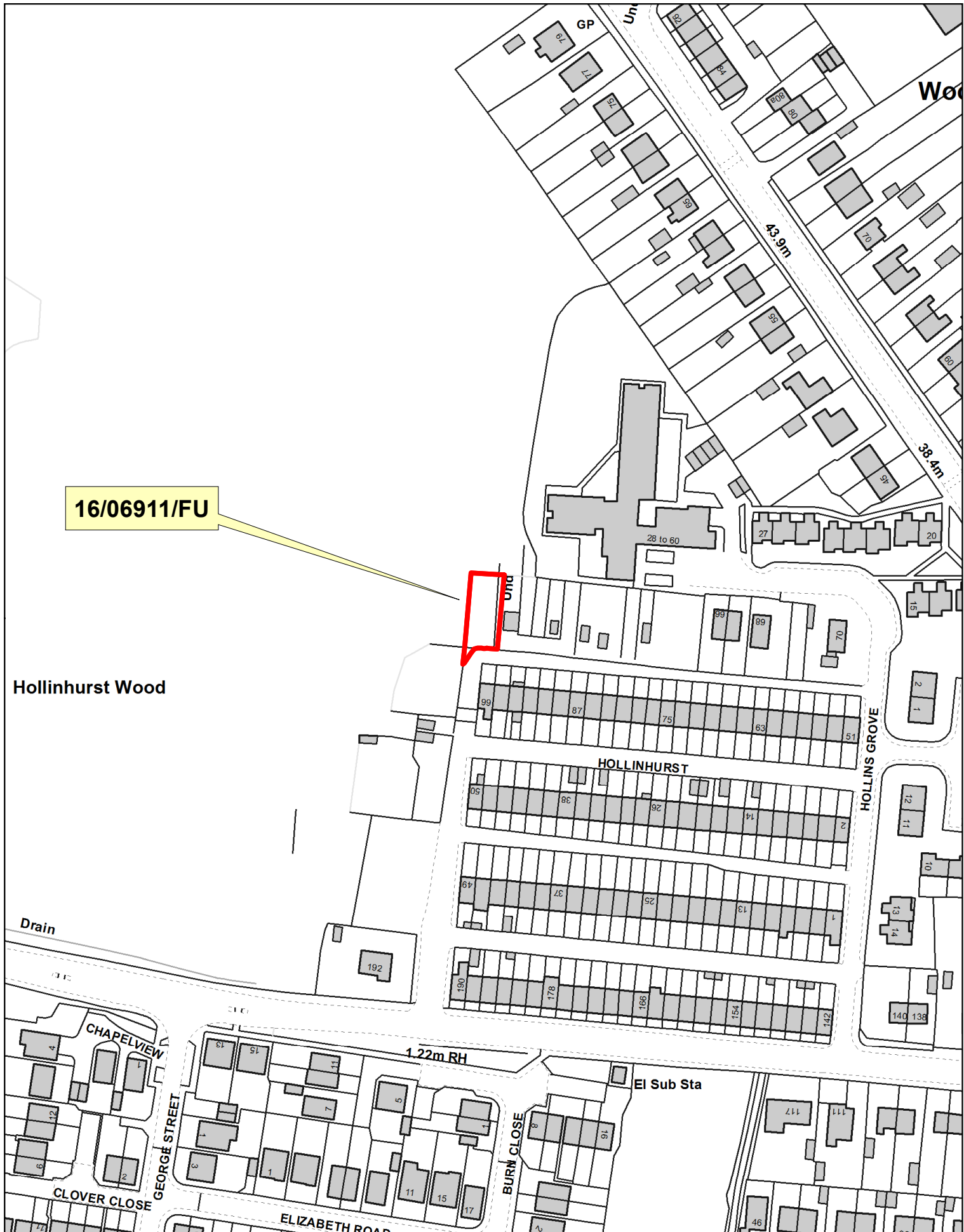
1.0 BACKGROUND

1.1 This application was originally reported to Plans Panel at its meeting on 8th March 2016 whereupon it was resolved by Members, after discussions and hearing representations from both objectors and the agent of the applicant, not to accept the officer recommendation to approve the proposal subject to conditions and that the proposal be refused planning permission on the grounds that the site would be over developed resulting in a cramped layout resulting in insufficient amenity space and manoeuvring space for the intended occupiers.

1.2 This report sets out suggested reasons for refusal for Plans Panel's consideration.

2.0 COMPLIANCE

2.1 It is normal practice for any necessary Enforcement Notices to be served at the same time that the decision notice refusing an application is issued where there is a breach of planning permission and an application for planning permission under consideration at the same time. In this case the reasons for serving the enforcement notice, assuming that the site is still occupied at the time of its service will be slightly different to the reasons for refusal as they will need to cover the occupation of the Green Belt by the applicants. This is included "for information"



16/06911/FU

Hollinhurst Wood

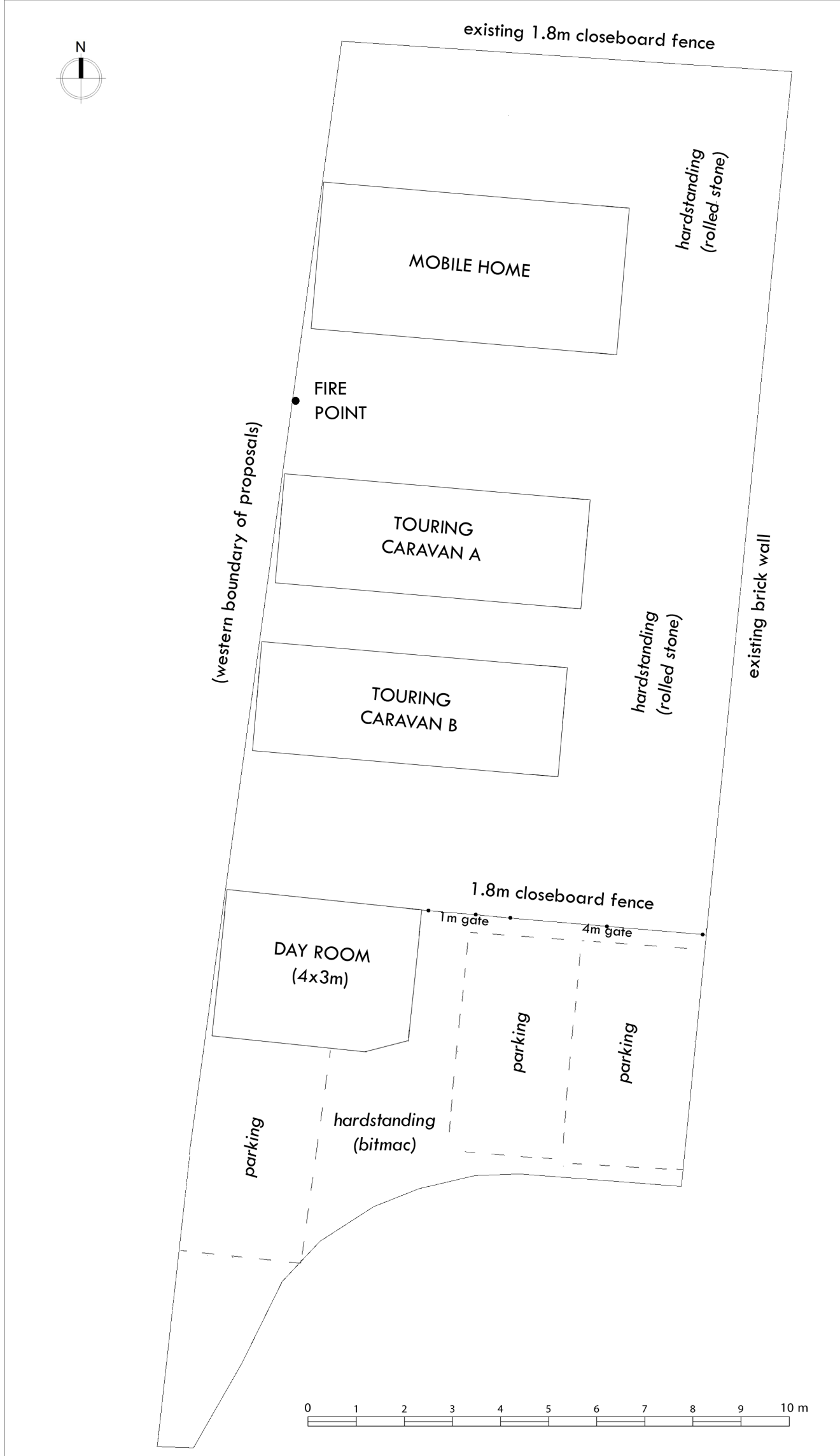
NORTH AND EAST PLANS PANEL

© Crown copyright and database rights 2016 Ordnance Survey 100019567

PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500





DRAWING TITLE: **SITE LAYOUT PLAN**
 DRAWING NO: **TD16-BLOCK**
 DRAWN BY: **NLS (RUSTON PLANNING LTD)**

SCALE: **1:100 @ A3**
 LOCATION: **LAND OFF HOLLINHURST**
 GRID REF: **X: 440461 Y: 428836**