

**Site Address: The Paddock
Main Street Great Bourton**

15/01587/F

Ward: Cropredy

District Councillor: Ken Attack

Case Officer: Bob Neville

Recommendation: Approval subject to conditions

Applicant: Mr Wayne Walsh

Application Description: Demolition of existing toilet and shower block and construction of stable building with three stables, feed store, tack room for the breeding of foals and also including toilet/shower facilities and restroom for staff use. Change of use from agriculture to agriculture and equestrian (mixed use).

Committee Referral: Member Call-in

Committee Date: 21/01/2015

1. Site Description and Proposed Development

- 1.1 The site is a parcel of land some 500m north-east of the village of Great Bourton. The site is in open countryside and is bounded by hedgerows to the northern and southern boundaries and post and rail fencing to the western and eastern boundaries. Land levels are fairly consistent within the site although the land rises to the south, with Great Bourton looking down toward the site. The site has an existing gated access off the Great Bourton to Cropredy road with an area of hardstanding for the parking and manoeuvring of vehicles within the site.
- 1.2 The site was formerly part of a larger parcel of land which has subsequently been divided into two separate planning units. The current application site is currently used by the applicant as an agricultural small-holding and the applicant also has certification from the Caravan Club to allow for up to five touring caravans to be located on the site. There are a number of structures within the site, some of which do not benefit from planning permission, notably a static caravan; a matter of which has been investigated by the Council's Planning Enforcement as a separate issue details of which have been attached to this report at appendix i.
- 1.3 In terms of constraints, the site is not within a designated Conservation Area and there are no other Heritage Assets within close proximity to the site. There is a Public Rights of Way (footpath 138/8) which crosses the site. The site is within an area of known archaeological interest. There are no other notable site constraints relevant to planning.
- 1.4 The application comes following the withdrawal of a similar scheme for stabling (6 no. stables) which was withdrawn following officers raising concerns with regard to the number of stables and whether there was sufficient land within the site to adequately accommodate the potential number of horses that could be stabled at the site.
- 1.5 The current application seeks planning permission for: the demolition of existing toilet and shower block at the north-western corner of the site; the construction of stable building with three stables, feed store, tack room for the breeding of foals and also including toilet/shower facilities and restroom for staff use in the same area of the site; the erection of a horse walker/exerciser and the change of use land from agriculture to a mixed agricultural and equestrian use. The stable building will be single storey with a footprint of some 143 sq m and is to be timber clad under a slate roof. As part of the proposals the unauthorised static caravan will be removed from site following completion of the stables.
- 1.6 The application has been amended and further information provided during the course of determination, in response to both officer and third party comments, in that staff facilities have been incorporated into the stable block building to negate the need for a separate structure (i.e. static caravan). This has resulted in the

determination period being extended (in agreement with the applicant) to allow for adequate re-consultations and for the application to be presented to planning committee following the application being called-in the Local Ward Member

The application site and neighbouring site has been the subject of various planning enforcement related enquiries and investigations; these are detailed within the Enforcement Case Closure Report attached as Appendix i. All enforcement investigations have been closed on the application site as it is considered that all outstanding issues can be dealt with in the context of this current application. However, should the application not be approved, it considered that a new case would need to be opened relating to the removal of the static mobile home from the site.

2. Application Publicity

2.1 The application has been advertised by way of site notice. The initial final date for comment on this application was 14.10.2015; however, following the submission of revised and additional information received on the 30.11.2015, further consultation exercises were undertaken and the final date for comment was the 31.12.2015. Four letters/emails in objection to the application have been received from the occupants of High Acres Farm in Great Bourton, south-west of the site, as a result of this process.

2.2 Full details of comments made in objection, both on the initial submission and post submission of the revised scheme, are available for public view on the Council's website; however to summarise the issues raised:

- The applicant does not live in Banbury but permanently on The Paddock site in a large static home with no Planning Permission;
- The applicant is running his driveway business from the site;
- Plans do not show full details of structures and hardstanding on site;
- The present Toilet/Shower inside a shed is listed for demolition but has never been granted planning permission;
- Concerns relating to drainage and sewer connection;
- Area of site not sufficient for the horse breeding business proposed;
- An existing building is more than adequate to temporarily house mares and foals;
- There is no identified need for the staff facilities;
- Detrimental impact on the ridge and furrow field;
- Detrimental Impact on the Public Right of Way;
- The application could lead to a need for permanent residential on site and the proposed building could later be converted;
- Outstanding planning enforcement issues.

3. Consultations

3.1 **The Bourtons Parish Council** - Objects to the proposals and as with objector's comments full details, both on the initial submission and post submission of the revised scheme are available for public view on the Council's website; however to summarise the issues raised:

- Over-development of this rural site;
- The 'existing toilet and shower block' stated to be demolished has never been permitted;
- Concerns relating to a connection to the mains sewer and about raw sewage entering the field drainage system and then running down past Cropredy

primary school in the stream, and entering the Oxford canal;

- Incompatibility of operation of both businesses (caravan site and proposed horse rearing business.
- The area of available pasture land is insufficient to accommodate two breeding mares and their foals;
- Comparisons made with a further site to the north (OS parcel3873) which had been granted planning permission for a stable block and the conditions attached to the permission, being for private use and that no manure should accumulate on site. Also commenting that the site currently under consideration does not have a good track record for avoiding nuisance of this nature;
- The applicant already appears to be residing on site and the Design and nature that leads to a suspicion over future re-designation as a domestic dwelling, as happened in School Lane, Cropredy;
- The history of this site carries a number of enforcement issues, some of which remain unresolved. Councillors feel strongly that no further development on this site should be permitted until ALL of the outstanding issues are brought to a satisfactory conclusion.

3.2 **Cherwell District Council Internal Consultee:**

Ecologist: No objections

Environmental Protection Officer (ASB): Having studied the documentation on the portal and visited the site this department has no objections or conditions to recommend with regards to this application.

Landscape Officer: The road frontage hedgerow is to be retained and maintained to a height of 3 m to screen the stable. The eastern application boundary hedgerow is also to be retained for the benefit of users of the PRoW south of the new stables (maintained a 3 m) The proposed new hedge on the western boundary is welcomed; details (plant species, supplied sizes and planting distances) of which are to be forwarded for our consideration.

3.3 **Oxfordshire County Council Consultees:**

Archaeologist: The above proposals would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to these schemes.

Highways Liaison Officer: No objections subject to conditions.

Rights of Way Officer: The proposals will not directly affect the public footpath that crosses the site and I therefore have no comments to make.

4. **Relevant National and Local Policy and Guidance**

4.1 **Development Plan Policy**

The Cherwell Local Plan 2011-2031 - Part 1 (CLP)

ESD 13: Local Landscape Protection and Enhancement

ESD 15: The Character of the built and historic environment

Cherwell Local Plan 1996 (Saved Policies)

AG5: Development involving horses

C28: Layout, design and external appearance of new development

4.2 **Other Material Policy and Guidance**

National Planning Policy Framework (the Framework) - March 2012

Planning Practice Guidance (PPG)

5. Appraisal

5.1 The key issues for consideration in this application are:

- Relevant Planning History
- Principle
- Visual and Landscape Impact
- Highway Safety and Rights of Way

Relevant Planning History

5.2 08/02458/F - Vehicle Access. (Retrospective). Permitted

09/00478/F - Area of hardstanding, extension to existing open fronted barn and installation of below ground sewage tank. Refused on the grounds of detrimental impacts on the openness and character of the rural landscape.

10/00293/F - Installation of a cess pit. The construction of a store to the side of the brick animal shelter. Stoned and grassed drive/vehicle standing area off road access and across the site frontage. Permitted.

10/00211/DISC - Discharge of conditions 1 & 2 of 08/02458/F. Permitted.

10/00225/DISC - Discharge of conditions 2, 3, 7, 8, 9 & 11 of 10/00293/F. Permitted.

15/01159/F - Construction of foaling stables with tack room and wc. Withdrawn following officers raising concerns over the number of the proposed stables.

Principle

5.3 The Framework explains that the purpose of the planning system is to contribute to the achievement of sustainable development. This is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development. These are environmental, social and economic. The Framework places substantial weight on protecting and supporting a prosperous rural economy and advocates that planning should look to support sustainable rural developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

5.4 Saved Policy AG5 of the Adopted Cherwell Local Plan indicates that proposals for horse related development will normally be permitted provided:

- i). The proposal would not have an adverse effect on the character and appearance of the countryside;
- ii). The proposal would not be detrimental to the amenity of neighbouring properties;
- iii). The proposal complies with the other policies in the plan.

5.5 Whilst there is no direct reference to equestrian uses or equine breeding businesses within the Framework, it does give substantial weight to protecting and supporting a prosperous rural economy. Saved Policy AG5 of the CLP 1996 is a permissive policy, with regards to horse related development, subject to considerations regarding impact on the character and appearance of the countryside. Given that equestrianism and horse related development is a typically found rural locations such as this and that the mixed used of the land allows for a diverse use of the agricultural land, it is considered that in principle the use of the site for both an equine rearing business and agricultural use is acceptable, subject to further considerations discussed below.

Highway Safety and Rights of Way

5.6 The Local Highway Authority has assessed the application and raises no objections to the proposals, subject to conditions being applied in relation to the parking and

manoeuvring area being kept free of obstructions at all times and used only for the specified purpose. Officers see no reason not to agree with this opinion.

- 5.7 The site is served by an existing gated access and manoeuvring area within the site which allows for vehicles to pull off the adjacent highway and enter and leave the site in a forward manner. It is considered that the proposed equine breeding business is unlikely to result in any significant increase in the number of vehicular movements to and from the site above levels associated with the current use. The Highways Officer considers that whilst the access is appropriate for the level of usage associated with the proposed use of the site assessed within the application, it may not be for a more intensive use. It is therefore considered appropriate to condition that the building is solely used for the purposes set out and assessed within the application, in the interests of highway safety and as an appropriate use of the site.
- 5.8 A PRoW crosses land at the site. The County's Rights of Way Officer raises no objections to the proposals and officers agree within this stance. The proposed stables and horse-walker would not impact on the right of other than a visual one discussed further below. Comment has been made with regard to the use of the field to graze horses on may put off people wishing to the footpath through the site. It is considered that there would be little difference in allowing use for equestrian purposes than is the current situation where the field could be used for grazing horses or other livestock and therefore it is not a reason to refuse the application on these grounds.

Visual and Landscape Impact

- 5.9 Policy ESD 13 of the CLP seeks to secure the enhancement of the character and appearance of the landscape, through the restoration, management or enhancement of existing landscapes, features or habitats. At the same time, the Policy requires development to respect and enhance local landscape character, stating that proposals will not be permitted if they would cause undue visual intrusion into the open countryside.
- 5.10 The aims of the Framework are also echoed within Policy ESD 15 of the CLP which looks to promote and support development of a high standard which contribute positively to an area's character and identity by creating or reinforcing local distinctiveness.
- 5.11 Saved Policy C28 of the CLP also seeks standards of layout, design and external appearance, including the choice of external finish materials, which are sympathetic to the character of the context of the development.
- 5.12 The proposed stable building is considered to be of a typical design and scale for this type of building, and often seen in rural locations such as this. The building is to be sited at the north-western corner of the site set against an existing mature hedgerow which largely screens the site from the road and is to be constructed and finished in materials, which in officer opinion, subject to approval of specific details, would not appear out-of-place in the rural context. The proposed building would also provide for staff welfare facilities, with a restroom, toilet and a shower, to be used by applicant in connection with the horse-rearing business and small holding. Whilst these are not considered essential elements, they are not considered disproportionate to the activities taking place on site and would be to the benefit of the rural business going forward.
- 5.13 The Council's Landscape Officer raises no objections to the proposals subject to the retention of the existing hedgerow and further details to be submitted and approved in terms of a proposed hedgerow along the western boundary of the site. Officers see no reason no reason not to agree with this opinion. The proposed building will be largely screened to views from the north by the existing hedgerow and whilst views

from the PRow will be had these will be seen in the context of existing buildings on site. A new hedgerow along the western boundary would to some extent screen views from Great Bourton and it is considered that this could be secured through the addition of a suitable landscaping scheme attached to any such permission, should permission be granted.

Neighbour Amenity

- 5.14 Given the context of the site, its remote rural location and the nature of the proposed development, it is considered that there will be no impact on neighbour amenity as a result of the proposed development and is acceptable in this regard.

Other Matters

- 5.15 Comment has been made with regard to the potential for the application leading to approval of residential accommodation on the site. The applicant has confirmed that no permanent residential accommodation is required within these proposals. Any conversion to residential use of any such approved stable building would require planning permission and an assessment of whether a residential dwelling would be appropriate in this location would need to be made at the point of any such application should the situation arise.
- 5.16 Concerns have been raised with regard to drainage and sewer connections. Records show that the site is not in an area considered by the Environment Agency to be at high risk of flooding. The building's footprint is not excessive and is unlikely to significantly exacerbate the likelihood of flooding on site. The applicant has provided confirmation that connection to the existing sewer has been undertaken with Thames Waters' approval. Also in this regard the proposals would also require a separate Buildings Regulations approval in which building standards including adequate drainage will be assessed.
- 5.17 Comment is made with regard to the use of existing structures on site for the horse breeding business. In officer's opinion the buildings that exist are suitable for the business going forward in terms of size or suitability for the proposed use and this option has been discounted.
- 5.18 Comparisons have been made to a further site to the north (OS parcel 3873) which has been granted planning permission for a stable block under permission 10/01292/F and later renewed under 14/01388/F. These comparisons have been considered but it should be noted that each application must be assessed on its own merits.

Engagement

- 5.19 With regard to the duty set out in paragraphs 186 and 187 of the Framework, any problems or issues that have arisen during the application have been dealt with in consultation with the applicant and his agent, and has included the submission of revised plans and information during the course of determining the application. The need to observe statutory consultation periods and for the application to be presented to planning committee, following a member call-in, has resulted in the application going beyond its eight-week determination target date; an extension to the determination date has therefore been agreed with the applicant. It is considered that the duty to be positive and proactive has been discharged through the interaction with the agent and the efficient determination of the application.

Conclusion

- 5.20 The proposed building and use of land for a mixed use of agricultural and equestrian use is in officer's opinion acceptable in this rural context. Officers consider that that

will not unduly impact on the character or openness of the rural landscape, the openness of the countryside, subject to the implementation of a suitable landscaping scheme. As such, it is considered to comply with the above mentioned policies and is recommended for approval as set out below.

6. Recommendation - Approval subject to the following conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement, Typical Horse Walker details, Site Photos Sheets 1 and 2 and drawings numbered: 103 Rev. D, 104 and 105

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, a sample of the slate to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - In the interests of visual amenities and to ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

4. Prior to the commencement of the development hereby approved, details of the timber cladding to be used on the stable building, including colour, type and finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details so approved.

Reason - In the interests of visual amenities and to ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of the hard surface areas, pavements and pedestrian areas.

Reason - In the interests of the visual amenities of the area, to provide an effective screen to the proposed development and to comply with Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National

Planning Policy Framework.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason - In the interests of the visual amenities of the area, to provide an effective screen to the proposed development and to comply with Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

7. Except to reasonably allow for the means of access and vision splays, the existing hedgerow along the northern boundary of the site shall be retained and properly maintained at a height of not less than 3 metres, and if any hedgerow plant dies within five years from the completion of the development it shall be replaced and shall thereafter be properly maintained in accordance with this condition.

Reason - In the interests of the visual amenities of the area, to provide an effective screen to the proposed development and to comply with Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

8. The access, parking and manoeuvring areas shall be kept free of obstructions at all times and used only for the specified purpose.

Reason - In the interests of highway safety, to ensure a proper standard of development and to comply with Government guidance contained within the National Planning Policy Framework.

9. Manure and soiled bedding shall not be allowed to accumulate and shall not be burned on the site but shall be removed at frequent intervals for use within the agricultural holding or disposal elsewhere.

Reason – To ensure that proper arrangements are made for the disposal of manure/slurry/waste, to ensure the creation of an environment free from intrusive levels of odour/flies/vermin/smoke/litter and to prevent the pollution of adjacent ditches and watercourses, in accordance with Saved Policies AG5 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

10. No external lights or floodlights shall be erected on the land without the grant of further specific planning permission from the Local Planning Authority.

Reason - In order to safeguard the visual amenities of the area in accordance with Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

11. Within six months of the date of this decision or within one month following the first use of the stable building hereby approved, whichever comes sooner, the unauthorised static caravan, as indicated on drawing 103 Rev. D and shown on 'Site Photos Sheet 2', shall be removed from the site and the land shall be restored to its former condition to the satisfaction of the Local Planning Authority.

Reason - The building, because of its design and siting, is not suitable for permanent retention and to comply with Policy C28 of the Cherwell Local Plan 1996 and

Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES

Planning permission only means that in planning terms a proposal is acceptable to the Local Planning Authority. Just because you have obtained planning permission, this does not mean you always have the right to carry out the development. Planning permission gives no additional rights to carry out the work, where that work is on someone else's land, or the work will affect someone else's rights in respect of the land. For example there may be a leaseholder or tenant, or someone who has a right of way over the land, or another owner. Their rights are still valid and you are therefore advised that you should seek legal advice before carrying out the planning permission where any other person's rights are involved.

The County Archaeologist has indicated that the proposal does not appear to directly affect any presently known archaeological sites. However, the County Council's records do show the presence of known archaeological finds nearby and this should be borne in mind by the applicant. If archaeological finds do occur during development, the applicant is requested to notify the County Archaeologist in order that he may make a site visit or otherwise advise as necessary. Please contact : County Archaeologist, Historic and Natural Environment Team, Infrastructure Planning, Speedwell House, Speedwell Street, Oxford, OX1 1NE (Telephone 01865 328944).

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), any problems or issues that have arisen during the application have been dealt with in consultation with the applicant and his agent, and has included the submission of revised plans and information during the course of determining the application. The need to observe statutory consultation periods and for the application to be presented to planning committee, following a member call-in, has resulted in the application going beyond its eight-week determination target date; an extension to the determination date has therefore been agreed with the applicant. It is considered that the duty to be positive and proactive has been discharged through the interaction with the agent and the efficient determination of the application.

Appendix i - Enforcement Closure Report

The Paddock, Main Street, Great Bourton

15/00001/COU

Enforcement Case Closure Report

Case Officer: Michelle Jarvis

Owner/Tenant: Wayne Walsh

Alleged Breach: The site was being used for permanent residential accommodation and also material being dumped

Relevant Planning History

05/00198/F	Erection of stables	PER	28 January 2005 / 31 March 2005
06/00592/F	Rebuild existing sheep shed (as amended by agents letter dated 02/05/06)	PER	23 March 2006 / 18 May 2006
06/00593/F	Erection of 1 multi-use livestock and hay store building (as amended by plans received 18/05/06)	PER	23 March 2006 / 18 May 2006
06/00599/F	Retrospective. Temporary caravan on site for period of 2 years for use by builders.	WDN	24 March 2006 / 12 June 2006
06/01284/F	Resubmission of 06/00599/F - Retrospective: Temporary caravan on site for a period of 3 months for use by builders	PER	28 June 2006 / 23 August 2006
08/02458/F	Vehicle Access. (Retrospective)(as amended by site location plan received 12/01/09)	PER	27 November 2008 / 6 March 2009
09/00478/F	Area of hardstanding, extension to existing open fronted barn and installation of below ground sewage tank (as amended by plans received 01/06/09)	REF	7 April 2009 / 11 September 2009
10/00293/F	Installation of a cess pit. The construction of a store to the side of the brick animal shelter. Stoned and grassed drive/vehicle standing area off road access and across the site frontage	PER	26 February 2010 / 23 June 2010
10/00211/DISC	Discharge of conditions 1 & 2 of 08/02458/F	PER	6 July 2010 / 22 July 2010
10/00225/DISC	Discharge of conditions 2, 3, 7, 8, 9 & 11 of 10/00293/F	PER	13 July 2010 / 23 July 2010
15/01159/F	Construction of foaling stables with tack room and wc	WDN	22 June 2015 / 7 August 2015
15/01587/F	Demolition of existing toilet and shower block and construction of stable building with three stables, feed store, tack room for the breeding of foals and also including toilet/shower facilities and restroom for staff use. Change of use from agriculture to agriculture and equestrian (mixed use).	PCO	26 August 2015 /

Enforcement History:

08/00746/UNDEV	Formation of access	CLOSED	27.10.2008
08/00809/UNDEV	Formation of access	CLOSED	12.01.2009
08/00819/UNDEV	Possible caravan site	CLOSED	20.11.2008
09/00021/CPLANS	Shipping container on site	CLOSED	15.04.2009
10/00003/UNDEV	Extension to barn no pp	CLOSED	02.03.2010
10/00283/UNDEV	Queries relating to app	CLOSED	12.12.2012
12/00346/EUNDEV	Various breaches of planning (appeal DISMISSED)	CLOSED	22.02.2013
14/00176/COU	Storage of caravans/residential use	CLOSED	07.11.2014
15/00001/COU	Site being used as residential and material being dumped	CLOSED	02.12.2015

Site Visit:

The site is accessed off the Main Road which links Great Bourton with Cropredy. It is set within the open countryside. Following service of an Enforcement Notice which was complied with, the owner sold the site onto Mr Walsh who uses the land as a smallholding. Shortly after an allegation was made regarding the site in terms of permanent occupation and dumping of materials.

Amrik Bilkhu and I first visited the site on 16.03.2015 (with Mr Walsh) and walked the entire site:





Notes of conversations with owner/tenant and complainant:

VISIT	22.01.15	No one on site and no access – make appointment
VISIT	16.03.15	Carried out site visit with Amrik
EVENT	25.03.15	Met with Complainants, Mr Bull (PC), Clerk to PC and Amrik
LETTER	30.03.15	Letter to Complainants following meeting
LETTER	30.03.15	Letter to Walsh following meeting
EMAIL	30.03.15	Email from Great Bourton PC regarding caravan site
EMAIL	06.04.15	Reply from Complainants to earlier letter
LETTER	13.04.15	Letter from Complainants
EVENT	13.04.15	Meeting in office with Mr Walsh to discuss progress
VISIT	17.11.15	Site visit with Paul, Bob Neville, Mr Walsh and agent

Appraisal:

This site is subject to considerable planning and enforcement history.

This case relates to the unauthorised occupation of a touring caravan on site (which was later joined by a static mobile home) and also the storage of items not associated with agriculture. Whilst the complainants have been very vociferous in their objections, these are the only items that are deemed to be breaches of planning control at this time.

The transgressor runs a driveway construction business and it was very apparent that items associated with this use were being stored in the open countryside. I asked him to remove them from site – either to an appropriate storage facility off site or to within one of the three existing barns on site. Following a site visit on 17.11.15 these items had been removed entirely from site.

In terms of the residential occupation, the small touring caravan provided a refuge space for workers (mother predominantly) to make drinks or avoid bad weather. However this was then joined on site by a much larger static mobile home which apparently was for the same reason as well as providing a farm office arrangement.

In my opinion this larger static caravan would require planning permission as it could not be considered to be a chattel on the land as the smaller one had been. I also advised the transgressor that planning permission would not be forthcoming for this proposal due to its impact on the character and appearance of the countryside.

A planning application for the erection of stables was submitted at the same time of these negotiations and this matter was discussed in detail at the site visit of 17.11.15. At this site visit it was noted that the smaller touring caravan had been removed from site and it was

agreed that as part of the planning application for the new stables, an area would be designated within the stable block to become an area for refuge. In addition, a staged removal of the mobile home has been proposed which can then be conditioned into any planning approval.

Overall, I consider that this case has now reached a point where the enforcement team are no longer needed to be involved. I have communicated this to all parties.

Should the application not be approved, I suggest that a new case be opened relating to the removal of the static mobile home from the site.

Reason for case closure: Planning Application submitted – no breaches to address currently

Significant Dates	
Registered:	07.01.2015
Acknowledgement:	07.01.2015
Site Visit:	22.01.2015
Complainant letter:	30.03.2015
Case Closed:	03.12.2015