

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	29.11.2005

ENFORCEMENT ITEM SITING OF RESIDENTIAL CARAVAN FOR AGRICULTURAL WORKER AT LOSTOCK BRIDGE FARM, ULNES WALTON LANE, ULNES WALTON

PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities

RISK ISSUES

3. The report contains no risk issues for consideration by Members

BACKGROUND

4. A report appears earlier on this Agenda for a retrospective application for the retention of a temporary agricultural workers caravan for a period of two years. An outline application has also been submitted for a permanent dwelling at the same address. My recommendation is for planning permission for the caravan to be refused. If the committee agrees with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take action for the reasons set out in the main report.

POLICY

5. The site is within the Green Belt as defined by policy DC1 of the Adopted Chorley Borough Local Plan Review. Within the Green Belt permission will not be granted, except in very special circumstances for the erection of new dwellings, other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and outdoor recreation, cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it. Planning policy statement 7: Sustainable development makes it clear that residential use of a caravan would only be appropriate for a temporary period if it is essential to support a new farming activity.
6. Members will find a full copy of my report on the proposal earlier in the Agenda. The main issues to consider are whether the caravan represents appropriate development in the Green Belt and its effect on the character and appearance of the Green Belt.
7. This is an established farm, and the County Land Agent does not consider that recent expansion can be considered to constitute a new farming activity (see main report).

8. Insufficient evidence has been submitted to prove an agricultural need for a dwelling on the site, nor am I aware of any other circumstances to justify an exception to the objectives of national or local Green Belt Policy.
9. The caravan, is sited away from the main farm complex and in what was an open field. It is considered that the siting of the caravan intrudes unnecessarily in to the open and rural character of the area.
10. The development therefore represents inappropriate development and detracts from the character and appearance of the Green Belt and that enforcement action should be taken.

COMMENTS OF THE DIRECTOR OF FINANCE

11. There are no comments on this report.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

12. There are no comments on this report.

RECOMMENDATION

13. That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control – without planning permission, a change of use of the land from agricultural use to a mixed use for agriculture and the siting of a residential caravan has occurred.

(a) Remedy for Breach

Remove the caravan from the land and discontinue the use of land.

(b) Period for compliance

Six months.

(c) Reason

The development is contrary to policies DC1, HS14 and HS15 of the Adopted Chorley Borough Local Plan Review, Planning Policy Guidance Note 2, Planning Policy Statement 7, being inappropriate development and harmful to the character and appearance of the Green Belt. There is no agricultural justification or no very special circumstances to justify an exception to the presumption against inappropriate development in the Green Belt.

JANE E MEEK
HEAD OF DEVELOPMENT AND REGENERATION

Report Author	Ext	Date	Doc ID
Helen Lowe	5229	16 November 2005	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		05/00527/FUL	Union Street Offices