

REPORT OF THE CHIEF PLANNING OFFICER Date 08/05/2000

APPLICATION NO: P/2000/0230	LOCATION: Field across the way to 7 Temperance Road Southsea Wrexham	DATE RECEIVED: 15/03/2000
COMMUNITY: Broughton	DESCRIPTION: Stationing of caravan for residential use (in retrospect) for a temporary period	CASE OFFICER: DSW
WARD: Bryn Cefn	APPLICANT(S) NAME: Mr Mark Rodenhurst	AGENT NAME: Mr Mark Rodenhurst

THE SITE

Existing field which lies between the Brymbo Link Road and the B5105. The site is presently occupied by a static residential caravan, various storage containers and areas used for the storage of scrap metal. Other small sheds and buildings are used for stabling and housing of animals. The site has vehicular access on to the B5105 at a point opposite the Glanrafon Residential Home. The front boundary of the site is enclosed by an existing hedgerow. The caravan is situated in the north-western corner of the site below the embankment for the Brymbo Link Road.

PROPOSAL

As above. This application relates to the stationing of a caravan for residential use only (retrospective). It has been submitted despite the resolution to authorise enforcement action to discontinue the unauthorised use of the land for the stationing of a static residential caravan, storage of containers, the parking of vehicles and storage of scrap materials by Planning Committee on 6th December, 1999.

HISTORY

6/22749 - Erection of one building comprising two stables. Granted 3.10.94.

DEVELOPMENT PLAN

The site lies outside settlement limits and within a green barrier as defined by the adopted Wrexham Maelor Local Plan. Local Plan Policies S1, S3, S4 and H5 apply.

CONSULTATIONS

Community Council:	Consulted 16.3.2000.
Local Member:	Notified 16.3.2000.
Environment Agency:	Consulted 16.3.2000.

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Public Protection: No objections.
Welsh Water: No objections.
Highways: Recommends the application be amended to improve the visibility in the southerly direction to provide a visibility splay of 2.4m by 60m subject to:-
a) Permission being granted with a personal condition attached;
b) Permission being granted for a temporary period only;
c) The applicant producing a plan showing that a visibility splay of 2.4m by 60m is achievable and is not obstructed by the building referred to above.
In the absence of the above recommends the application be refused.
Adjoining occupiers: Notified 28.3.2000.
Site Notice: Expired 13.4.2000.

SPECIAL CONSIDERATIONS/ISSUES

Background: This is a retrospective application for the stationing of a caravan for residential use for a temporary period. The applicant has stated personal reasons, namely the absence of suitable accommodation at his current address to provide for the needs of his family. The use of the site constitutes a breach of planning control and enforcement action has previously been approved by Planning Committee on 6th December 1999 to discontinue the unauthorised use of the land for the stationing of the caravan, storage of containers, the parking of vehicles and storage of scrap materials. This application relates solely to the continued use of the caravan.

Policy: The site lies outside recognised settlement limits within an area of open countryside where there is a general presumption against new housing. Paragraph 4.9 of the Wrexham Maelor Local Plan states that applications for caravans should be considered in the same manner as for residential units of a permanent nature in the countryside. The Local Plan only allows new dwellings in these locations if they meet the criteria set out in Local Plan Policy H5. This criteria states that there will be a general presumption against development in the open countryside unless it is "essential" for agriculture, forestry, outdoor recreation or other uses appropriate to a rural area. Local Plan Policy S1 also indicates that new development should be directed to existing settlement limits. The site also lies within a designated Green Barrier which the Local Plan states should remain open and free from built development. The caravan would form an intrusive element and would adversely affect the open character of the area. In the circumstances, I find the proposal contrary to Local Plan Policies S1, S3 and H5.

The applicant has put forward personal reasons as a justification for the retention of the caravan. Planning Guidance (Wales) Planning Policy indicates that only in "exceptional" cases will such considerations outweigh the more general planning considerations. Whilst the human factor is always present, I do not accept the applicant's reasons which relate to a lack of living space in his present house justify the retention of a static caravan in this location. I am also of the view that personal

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hardship of the applicant can be met without breaching planning control, i.e. extension to existing dwelling or re-locate to more spacious accommodation.

Highways: Visibility from the existing access is presently sub-standard in a southerly direction. Whilst it would appear the applicant owns sufficient land to improve the visibility by lowering the hedge, the existing buildings erected close to the hedge would still obstruct the required visibility splay.

I note the observations of highway but in view of the policy objection above and the sub-standard nature of the existing access, I believe the proposal to be contrary to Policy S4(c) and should be refused on highway grounds.

In view of the policy and highway objections, I recommend accordingly.

RECOMMENDATION That permission be REFUSED

REASON(S)

1 .

The site lies within a designated green barrier and to allow the development would be contrary to policies S1, S3 and H5 of the adopted Wrexham Maelor Local Plan. The supporting evidence fails to establish need and does not justify overriding the provision of Policy H5.

2 .

The proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the classified highway through an access which does not provide adequate visibility from and of emerging vehicles with the consequent risk of additional dangers to all users of the B5105.
