

UPDATE SHEET

PLANNING COMMITTEE – 7 March 2023

**To be read in conjunction with the
Head of Planning and Regeneration's Report (and Agenda)**

This list sets out: -

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions;**
- (c) Changes to Recommendations**

MAIN REPORT

A1	21/01407/FUL	Continued use of land as a caravan site for Gypsies/Travellers with six touring caravans and retention of amenity block, toilet building, parking area and surfacing Aylesbury Gardens, Newton Road, Sweptstone, LE67 2SH
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Additional Representations

One further third party representation has been received which objects on the following grounds:

- Law regarding Travellers settling on private land long term has changed, which local residents were not made aware of;
- Dangers with vehicles accessing the site;
- Paths to access National Forest planting are no longer used due to fear, inaccessibility and intimidation by the whole scenario, including dogs barking;
- Many residents have changed their walking habits to keep away from the site;
- Area has become unsightly due to dumping of rubbish;
- The number of caravans has fluctuated;
- Worry and anxiety for residents and impact on health and wellbeing;
- None of these concerns have been enough to stop the constant appeals by the applicant; Local residents have fought endlessly for this to end and for the Travellers to be moved;
- Is it fair that residents lose their battle due to the Council's tardiness in rehoming the site residents.

All responses from statutory consultees and third parties are available to view via the Council website.

Comments on Additional Representation

Insofar as the additional third party objection is concerned, it is noted that some of these matters have been addressed within the main report, i.e. highway safety, access along the County Road, untidy land, enforcement action and the site's planning history including the previous planning appeals and judicial review applications.

Planning permission would always be required for Gypsies and Travellers to change the use of land to permanent caravan sites. The recent Court of Appeal judgment that relates to the site does not change the law to automatically allow Gypsies and Travellers to settle on private land in the long term.

It is noted that concerns have been raised that local residents feel unsafe in the vicinity of the site. The impact on health and wellbeing is also a material planning consideration, as health and the environment are inextricably linked. It is acknowledged that the planning process associated with this site has been ongoing for a long time, and that this has caused worries and anxieties for local residents. However it is considered that these matters do not have significant material land use consequences in this case and as such a reason for refusal on these grounds could not be justified.

Changes in the number of caravans on the site would be dealt with by the Council's Planning Enforcement team.

Other Matters

An amended site layout plan has been received which shows one of the caravans repositioned alongside the south western boundary, and also shows the correct position

of the amenity block, which is still adjacent to the south eastern boundary but closer to the caravans, as shown at Figure 1 below.

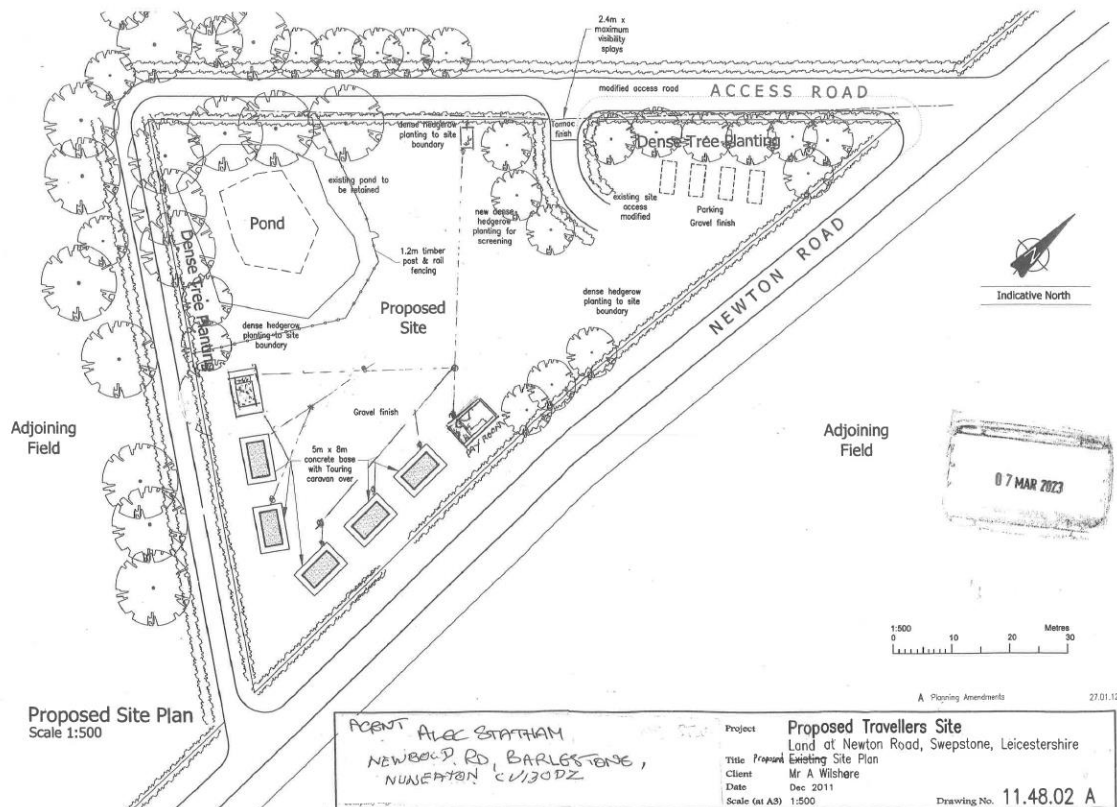


Figure 1

This would further reduce the visual impact from Newton Road, as the development would be even closer together, and there would be no significantly greater impacts from the part of the County Road adjacent to the site's south western boundary, in particular due to the screening on the site's boundaries.

The approved plans condition (no. 2) would need to reference the amended layout plan. As full details of the parking and turning areas have not been shown on the plan, these elements would need to be removed from condition 5 and a new condition drafted requiring full details of these areas to be submitted.

NO CHANGE TO RECOMMENDATION