

CARLISLE CITY COUNCIL

Report to:- **Development Control Committee**

Date of Meeting:- **1st February 2002**

Agenda Item No:-

A4

Public	Operational	Delegated: Yes
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Accompanying Comments and Statements

	Required	Included
Environmental Impact Statement:	No	No
Corporate Management Team Comments:	No	No
City Treasurers Comments:	No	No
City Solicitor & Secretary Comments:	No	No
Head of Personnel Services Comments:	No	No

Title:-

**APPLICATION 01/0735 - REASONS FOR REFUSAL,
GHYLL BANK CARAVAN PARK, HARKER, CARLISLE**

Report of:-

Director of Environment and Development

Report reference:-

EN.011/02

Summary:-

This report deals with application 01/0735, which was considered at the meeting of the Committee on 14th December, and which Members were minded to refuse, contrary to the Officer's recommendation.

Recommendation:-

That the application be refused for the reasons given.

Contact Officer:

John Hamer

Ext: 7172

M Battersby

Director Environment and Development

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

**Report to the Chairman and Members of the
Development Control Committee**

EN.011/02

- 1.0 This report is concerned with application 01/0735, in respect of Ghyll Bank Caravan Site. This application was considered by the Committee at the last meeting on 14th December, when it was resolved that the application be refused contrary to the Officer's recommendation.
- 2.0 In accordance with the recently agreed procedure, the decision notice has not been issued, and the matter has been brought back to the Committee, so that the reasons for refusal can be resolved.
- 3.0 It will be recalled that application 00/0735 proposed amendments to the conditions governing the operation of the caravan site, so that 12 static caravans with permanent occupation rights would be sited there, together with up to 18 touring caravans. These pitches would be limited to occupation for up to three weeks as at present, but would be available for use throughout the year.
- 4.0 Members may also recall that application 01/0735 was a re-submission of an earlier application, 01/0091, which was refused on 22nd June 2001. The reason for refusal of that application was as follows:

"The proposed alterations to the pattern of use of the caravan site would result in the establishment of a separate, permanent residential development in a location distinct from any recognised settlement and contrary to Policies H6 and EM13 of the Carlisle District Plan".

- 5.0 When application 01/0735 representations were submitted on behalf of the applicant, later substantiated by the Gypsy Council, that made it clear that policy H20 of the Carlisle District Local Plan was also relevant to the application. This policy reads as follows:

"Where there is an identified need the City Council will consider the provision of Gypsy Caravan Sites. Proposals for Gypsy sites will be acceptable providing that:

- 1. The proposal is not within an Area of Outstanding Natural Beauty or***

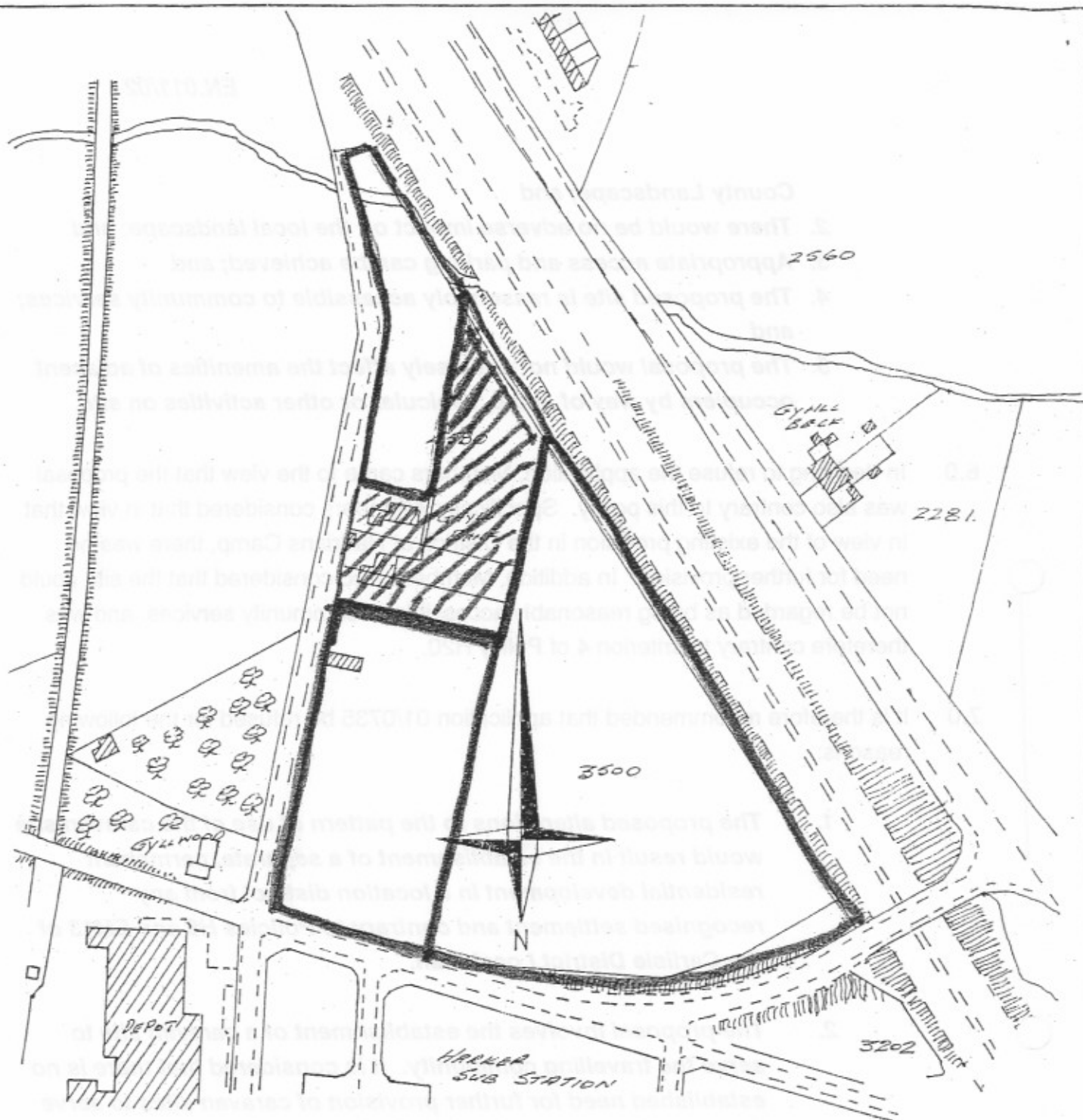
County Landscape; and

- 2. There would be no adverse impact on the local landscape; and***
- 3. Appropriate access and parking can be achieved; and***
- 4. The proposed site is reasonably accessible to community services; and***
- 5. The proposal would not adversely affect the amenities of adjacent occupiers by way of noise, vehicular or other activities on site.***

6.0 In deciding to refuse the application, Members came to the view that the proposal was also contrary to this policy. Specifically, Members considered that in view that in view of the existing provision in the District, at Hadrians Camp, there was no need for further provision. In addition, Members also considered that the site could not be regarded as being reasonably accessible to community services, and was therefore contrary to criterion 4 of Policy H20.

7.0 It is therefore recommended that application 01/0735 be refused for the following reasons:

- 1. The proposed alterations to the pattern of use of the caravan site would result in the establishment of a separate, permanent residential development in a location distinct from any recognised settlement and contrary to Policies H6 and EM13 of the Carlisle District Local Plan.***
- 2. The proposal involves the establishment of a caravan site to serve the travelling community. It is considered that there is no established need for further provision of caravan sites to serve the travelling community. It is further considered that the site is not reasonably accessible to community services, and that the application therefore fails to comply with Policy H20 of the Carlisle District Local Plan.***



LOCATION PLAN

RECEIVED

24 SEP 2001

20010735



Property & land
in Mr Addison ownership