
Item No: 21

Between 23/02/2013 and 05/04/2013

Appn Ref No:

12/0147

Applicant:

Mr & Mrs Forsyth

Parish:

Wetheral

Date of Receipt:

24/02/2012

Agent:

Green Planning Solutions
LLP

Ward:

Wetheral

Location:

Washbeck Paddock, Broomfallen Road, Scotby,
Carlisle, CA4 8DE

Grid Reference:

343906 554078

Proposal: Change Of Use Of Land For The Stationing Of 1No. Mobile Home And
1No. Touring Caravan For Residential Purposes For 1No. Gypsy Pitch
Together With The Formation Of Additional Hard Standing, Stable Block
And Utility/Dayroom Ancillary To That Use (Retrospective)

Amendment:

REPORT

Case Officer: Richard Maunsell

Decision on Appeals:

Appeal Against: Appeal against refusal of planning perm.

Type of Appeal: Informal Hearing

Report: This appeal related to an application for "Full" planning permission for the use of the land for the stationing of caravans for residential purposes for one gypsy pitch together with the formation of additional hardstanding, stable block and utility/ dayroom for the following reason at Washbeck Paddock, Scotby, Carlisle. The application was refused for the following reason:

"There is no proven general need for additional Gypsy sites in the area and the applicant's circumstances appear to be such that it cannot be concluded that occupation of the current site outweighs the potential to occupy alternative sites. The site of the proposed development is located within an area of sporadic development unrelated to any existing settlement. In this location the proposal would be unduly conspicuous, consolidating the existing development to the detriment of the rural character of the area. The proposal would thus be contrary to Policy H14 (Gypsies and Travellers) of the Carlisle and District Local Plan 2001-2016 which seeks to ensure proposals for Gypsies and Travellers stem from an identified need and ensure that there would be no adverse impact on the

local landscape."

The Inspector acknowledged the appellant's status as a Romany Gypsy. Under the requirements of the Planning Policy for Traveller Sites (PPTS) of the National Planning Policy Framework, gypsy sites may be appropriate in rural areas. In the open countryside, away from existing settlements, new sites should be strictly controlled. In this case, the Inspector considered that although the site is within the open countryside, it is within walking distance of the village of Scotby and opined that it is not away from the settlement in the context of the PPTS.

In quantitative terms, the Inspector acknowledged that the Council is meeting the need for gypsy site provision established by the 2008 Gypsy and Traveller Accommodation Needs Assessment (GTAA) and has a 5 year supply of deliverable sites. He also noted that the Council is acting in a timely manner to bring forward additional sites as necessary through the GTAA review and Local Plan process. However, the occupancy restrictions on the Ghyll Bank House site and the potential unmet needs arising from the waiting list give some limited support to proposal.

Whilst the Council is making proper provision for existing and forecast needs, some of the provision would be unsuitable for families and meeting the GTAA targets does not preclude other sites coming forward. The Inspector commented that the accommodation needs of the appellant would be poorly catered for by existing sites and an increase in the supply of private family sites would make a positive contribution to the quality of gypsy site provision in the area.

The proposal would, the Inspector felt, be locally visually intrusive; however, it would not be visually intrusive in the wider landscape and its immediate setting. He concluded that there would be only a limited adverse effect on the character and appearance of the countryside.

In allowing the appeal, the Inspector concluded that the limited impact of the proposal on the countryside would be outweighed by the accommodation needs of the appellant and the benefits of an additional private family pitch in contributing to the overall supply of gypsy sites.

Appeal Decision: Appeal Allowed with Conditions **Date:** 08/03/2013