

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/06/2012	Item No: 5.1
Report Originator	Mark Coleman Assistant Development Officer	Application No: KET/2011/0363
Wards Affected	Slade	
Location	The Old Willows, Unit 10, Old Northampton Road, Broughton	
Proposal	s.73A Retrospective Application: Change of use of land to residential gypsy traveller site of 3 no. pitches, comprising 1 no. mobile home, 1 no. associated touring caravan, 2 no. static caravans, together with the retention of a day room, toilet building, associated hard standing, external lighting and septic tank klargestester.	
Applicant	Mr P Rooney, PR Contractor	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1 of Planning Policy for Traveller Sites (CLG March 2012).

REASON: To ensure that the use is implemented as an exception to the general presumption against development in the open countryside, in accordance with policies 1, 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and Policy 7 of the Local Plan.

2. No more than six caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be permanently stationed at any time, of which only three of these caravans shall be residential mobile homes.

REASON: In the interests of visual amenity and character and appearance of the open countryside and residential amenity in accordance with policies 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

3. The site shall not be used for any trade, industrial or business activity.

REASON: In order to protect the amenities of occupiers of nearby properties and the appearance of the open countryside in accordance with Policy 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

4. The boundary treatment and gates (including the division between the principal

mobile home and workmen caravans) as detailed on the submitted block plan received on 11th January 2012 and hereby approved and already present within the site shall be permanently retained hereafter.

REASON: In the interests of protecting the neighbouring amenity of the occupiers of the site and the character and appearance of the wider open countryside in accordance with Policy 2 of the East Midlands Regional Plan and Policy 13 and (h) (l) of the North Northamptonshire Core Spatial Strategy.

5. The largest bio-disc BA-BC sewage treatment plant and associated drainage details hereby approved, shall be permanently retained in working order at all times in accordance with the manufacturers specification for the duration of the site's occupation.

REASON: To prevent pollution of the water environment in accordance with Policy 32 of the East Midlands Regional Plan and Policy 13 (q) of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- You are advised that under the Caravan Sites and Control of Development Act 1960 a site licence will be required from Kettering Borough Council prior to the occupation of any caravan on this site. Further information regarding this matter is available from Kettering Borough Council Environmental Health Services, tel: 01536 410333.
- **CONSENT OF DISCHARGE**
The law regarding discharges of sewage effluent from septic tanks and treatment plants changed under the Environmental Permitting Regulations on 6th April 2010. Now, anyone intending to discharge 5 cubic metres per day or less to surface waters or 2 cubic metres per day or less to ground may be eligible for an exemption and will need to register before they commence making the discharge.
- The Environment Agency would advise the application to view the following information on how to register: http://www.environment-agency.gov.uk/static/documents/Business/Guidance_for_house_holderseptic_tank_or_sewage_treatment_plant_-_FINAL.pdf
- There are further guidance notes and application forms for effluent sewage discharges also available to download from: <http://www.environment-agency.gov.uk/business/topics/water/117485.aspx>
- The Environment Agency has also issued Environmental Permitting Regulations including revised Pollution Prevention Guidelines (PPGs) which are accessible via www.environment-agency.gov.uk. Given the nature of the proposed development, it would be advisable that the applicant refer to these notes for further information, specifically 'PPG4 - Treatment and disposal of sewage where no foul sewer is available' which is available to download from: <http://publications.environment-agency.gov.uk/pdf/PDHO0706BJGL-E-E.pdf>

- **SOAKAWAYS**
Soakaways should be constructed to BS6297:2007. There should be no connection to watercourses or land drainage system, and no part of the soakaway system can be within 10 metres of any ditch or watercourse, or within 50 metres of a well, borehole or spring.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in paragraphs 32, 56, 58 of the National Planning Policy Framework, Planning Policy for Traveller Sites, Policies 1, 2, 3 11, 16, 32 of The East Midlands Regional Plan, Policies 1, 9, 13, 14, 17, of the North Northamptonshire Core Spatial Strategy and Policy 7 of the Local Plan for Kettering Borough. The issues relating to the availability of adjacent gypsy traveller pitches and the development being located outside of the village boundary are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

Officers Report

3.0 Information

Relevant Planning History

The application site is part of the following planning history

KE/93/0217 - {Plots 1- 9a and application site] Change Of Use: Proposed Residential Caravan Site For Seven Families (Refused : 25.03.93; Appeal Allowed 11.07.94)

The appeal granted a temporary 2 year permission for retention of the 7 no. gypsy traveller pitches, allowing additional time to comply with an enforcement notice which required their removal by which time the LPA's assessment of alternative sites would be complete.

Land adjacent the site

KE/01/0052 – [pitches 1] Erection of Day Building (Approved 10.04.01)

KE/00/0267 –Erect A `Day Room` For Use Solely In Connection With Residential Occupation Of Caravan On Plot 3 Comprising, Toilet/Bathroom, Kitchen And Multi-Purpose Children's Activity Room (Approved 06.06.00)

KE97/0068 – [Pitches 1 – 9a] Change Of Use: Continued Use As Gypsy Caravan Site (Approved 11.03.97) *This planning permission gave permanent consent for 9 pitches.*

Site Description

The site is located in open countryside, to the south of Broughton village, on the former route of the A43 highway adjacent to 10 existing gypsy traveller pitches (pitch 9a has been subdivided as some point without planning permission resulting in pitch 9a and 9b creating 10 pitches)

The site is set down from the A43 which is located to the west, and separated by a band of established trees which extends to the south and in parts to the east of the site. To the east of the site is agricultural land. To the north are 10 neighbouring gypsy traveller pitches which are accessed from the old slip road which connects to Northampton Road and leads into Broughton Village. It is evident that some of the existing pitches (pitches 5, 6, 9 and 9a) were not occupied at the time of the site visit.

Proposed Development

The site comprises of three pitches, as there are three distinct groups of people living separately within the site. The submitted plan does not annotate these as separate pitches, but they can be considered as no 10 (pitch 1) and workmen's caravans as pitches 2 and 3.

The main mobile home (pitch 1) is occupied by the applicant Mr Paddy Rooney, together with his wife [REDACTED], and children, [REDACTED]. The Rooney family have sole use of the day room. In addition, two static caravans are present within the site, which are separated from Mr Rooney's pitch by a gate and

boundary fence; one caravan (pitch 2) is occupied by [REDACTED], the other (pitch 3) is occupied by [REDACTED] and [REDACTED], both of whom are understood to be [REDACTED] to Mr Rooney. Pitches 2 and 3 are not separated from each other, and share a parking and amenity space. All three occupants are also employed by Mr Rooney. Vehicular access to the two static caravans on pitches 2 and 3 is via the pitch occupied by Mr Rooney's family.

Any Constraints Affecting The Site

A Road

Open Countryside

4.0 Consultation and Customer Impact

Re-consultation has taken place following the publication of the National Planning Policy Framework (NPPF) in March 2012. Consultation comments below were received following the publication of this new national policy.

Parish Council

Objection from Broughton Parish Council, on the grounds of unjustified development within open countryside. Comment also made with respect of the status of the existing pitches.

NCC Highway Authority

No Objection.

Northamptonshire Countywide Traveller Unit (CTU)

No Objection. The CTU has not encountered the applicant's family within the county over the last 5 years, and they have not approach the CTU for help. The CTU Consortium Partnership supports the creation of small family sites where practicable and in accordance with government Circular 01/2006.

Environment Agency

No objection. Recommend conditions seeking percolation test to foul drainage system, and to secure the use of a septic tank.

Environmental Health, Kettering Borough Council

No objection.

Neighbours

No representations to report

5.0 Planning Policy

National Policies

Para's 32, 56, 58 National Planning Policy Framework
Planning Policy for Traveller Sites (CLG 2012)

Development Plan Policies

East Midlands Regional Plan

Policy 1: Regional Core Objectives
Policy 2: Promoting Better Design
Policy 3: Distribution of New Development
Policy 11: Development in the Southern Sub Area
Policy 16: Regional Priorities for Provision for Gypsies, Travellers and Travelling Showpeople
Policy 32: A Regional Approach to Water Resources and Water Quality
Policy 48: Regional Car Park Standards

North Northamptonshire Core Spatial Strategy

Policy 1: Strengthening the Network of Settlements
Policy 9: Distribution and Location of Development
Policy 13: General Sustainable Development Principles
Policy 14: Energy Efficiency and Sustainable Construction
Policy 17: Gypsies and Travellers

Local Plan

Policy 7: Protection of Open Countryside

SPDs

Sustainable Design

Background Papers

Work is currently in progress on the Development Plan Document and allocation of Gypsy and traveller sites. Although no sites have yet been allocated, a background paper on 'Gypsy and Traveller Site Allocations' was endorsed by Members on 15th November 2011, which set out a range of options. These options are currently being consulted on as part of the formal consultation of the options paper for the site specific proposals. It is anticipated the final adoption of this document should be completed in 2013.

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle / Need for Additional Gypsy Sites
2. Sustainability of the Site
3. Landscape Implications
4. Impact on Neighbouring Amenity
5. Impact on Parking and Highway Safety
6. Drainage
7. Sustainable Development

1. Principle / Need for Additional Gypsy Sites

Section 225 of the Housing Act 2004 created a statutory duty for Local Authorities to

assess the demand for Gypsy Traveller accommodation in their area and to take the assessment into account in exercising all its functions, including planning functions.

In March 2012 the UK Government adopted the '*Planning Policy for Travellers Sites*', which sets out a need for Local Planning Authorities to amongst other things, increase the number of traveller sites in appropriate locations, taking into account both permanent and transit needs of Gypsy travellers, in order to address under-provision and reduce the number of unauthorised development, by using robust evidence to inform plan preparation and planning decision. This should involve the setting of pitch targets to meet a 5 year housing supply to be reviewed on an annual basis. Identified sites also should meet the principles of sustainable development, both economically, socially and environmentally.

Policy H of '*Planning Policy for Travellers Sites*' also sets out issues to be considered when determining planning applications, which should be taken into account with other relevant issues. These include:

- a) the existing level of local provision and need for sites;
- b) the availability (or lack) of alternative accommodation for the applicants;
- c) other personal circumstances of the applicant;
- d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites;
- e) that they should determine applications for sites from any travellers and not just those with local connections.

As discussed below, the Local Planning Authority does not have an identified 5 year supply of Gypsy traveller sites within the borough, and is still preparing Site Specific Policies with regard to the process for identifying suitable sites which is not scheduled for adoption until April 2013. As a result of this and the identified need for additional pitches within the borough, there is clearly a lack of suitable alternative accommodation within the borough.

Further to this, Policy 17 (CSS) supports planning applications for additional gypsy/traveller accommodation where an additional need is identified; the proposal is in accordance with Policies 9 and 13 (CSS) in terms of its location and sustainability; the site is not designated as environmentally sensitive, and the site is closely linked to an existing settlement with an adequate range of services and facilities. A full assessment of this policy is discussed in more detail in section 2 of this report.

The applicant has confirmed within the application that there are three groups of people who live independent of each other on the site, as discussed in section 3.0 of this report. The applicant states that they have all lived on the site for the past 9 years. Council photographic aerial maps confirm that the site had not been developed in 1999; in 2005 the mobile home, day room, and two touring caravans were present; in 2009 an additional touring caravan was present. No static caravans were present during these periods. Submitted information states that Mr Rooney (the applicant) was brought up on a Travellers site (Costalot) in Bagworth, Leicestershire and lived there for a number of years. The applicant's agent has

personally known Mr Rooney and his family for a number of years and lives nearby and personally endorses this claim as being true. Mr Rooney's family are stated to be Irish Gypsies. Mr Rooney moved from the 'Costalot' site and lived on various roadside locations for 3 years before settling at a travellers site in Chelmsford for 3 years before moving on again to the application site now under consideration (approx 9 years ago). [REDACTED] and [REDACTED] are stated to be Cousins of Mr Rooney and are stated to have worked for Mr Rooney for the last 7 years, and have lived at a number of undisclosed travellers sites and a site in Stevenage (Herts [REDACTED]). [REDACTED] is stated to have worked for Mr Rooney for 10 years and brought up from a Gypsy family, and has therefore travelled with Mr Rooney over this period. It has not been possible to verify any of this information as no official records (e.g. Council tax statements, former appeal / planning application documents, etc) have been provided by the applicant. The status of the occupiers of the site are there accepted on the basis of the information provided.

In Northamptonshire, the CTU co-ordinated a Gypsy and Traveller Accommodation Assessment (GTAA) the results of which were published in March 2008; these results accord with the requirements set out in Policy 16 (EMRP) requiring Local Planning Authorities to identify land for additional pitch provision based on clearly assessed accommodation needs. The GTAA was updated in October 2011 which identified the need for an additional 3 residential pitches up to 2017 instead; this assumed delivery of 7 pitches that already have planning permission but which have not yet been implemented at The Pastures. A further need for 10 residential pitches between the periods of 2017 – 2022 has also been identified. The figures identified in the 2011 GTAA updates the figures quoted in the East Midlands Regional Plan which were based upon the 2008 GTAA. The Northamptonshire CTU confirms that these figures assumed that the application site was an authorised site for a single pitch; as a result, should this application be approved, it will result in the delivery of two additional pitches, as opposed to three.

As discussed above, work is currently being progressed by Kettering Borough Council to identify sites for Gypsy accommodation. A background paper to the Site Specific Local Development Document was approved by Planning Policy Committee on 15th November which outlined the current Gypsy traveller provision and need within the Borough followed by a description of options which will form part of the Site Specific Local Development Consultation Document, for which the consultation period has just expired. The need figures contained within this report make the same assumptions as the 2011 GTAA. The options set out in this report are:

Option 1: identifying additional pitches on existing sites or in close proximity to existing sites;

Option 2: provide new sites away from existing ones;

Option 3: identify the ideal site using a set of search criteria and;

Option 4: a combination of the above options.

The identification of specific sites, how these will be assessed for sustainability, and consultation will follow on once the options consultation has been reported back to

the Planning Policy Committee. Final adoption of the Site Specific LDD is scheduled for April 2013.

In this instance, Broughton Parish Council consider that there is no need for extra pitches as there are a number of vacant pitches within the existing adjacent authorised Gypsy traveller site in Broughton. The availability of these additional sites has previously been investigated. Of the 11 pitches (including the application site which was counted as 1 pitch, and pitch 9 a which has been subdivided into 2 pitches), 4 were shown at that time to be vacant. Whilst Council Tax records have been interrogated to establish vacancy rates, records held by Council Tax are not up-to-date; this limits weight which can be attached to them.

To better inform members of the extent of vacant sites within the Borough, letters were sent to all possible vacant plots in Broughton in August 2011 asking owners to confirm if pitches were vacant and if so, available for other Gypsies to occupy; however, no responses were received. A re-assessment of unoccupied plots at Broughton was repeated on 23rd March 2012. At that time, 4 plots were unoccupied. In line with the August 2011 assessment, it remains the view that unoccupied pitches do not necessarily indicate that pitches are vacant and available for use, and may simply reflect the transient needs of the Gypsy traveller population as referred to within national policy '*Planning Policy For Traveller Sites*'.

Whilst it is evident from the GTAA there is a need for additional pitches for Gypsies and Travellers in order to meet current and future need, this identified need must be balanced with other material considerations, including Planning Policy For Traveller Sites and policies in the North Northamptonshire Core Spatial Strategy which are discussed below.

2. Sustainability of the site

Policy 17 'Gypsies and Travellers' of the North Northamptonshire Core Spatial Strategy sets out criteria that needs to be met where a need is identified for additional accommodation for Gypsies. These criteria are set out below along with a consideration as to whether they can be met.

(a) be in accordance with the locational requirements set out in Policy 9 of the Core Spatial Strategy and should also meet the criteria set out in policy 13 of the Strategy;

Policy 9 of the Core Spatial Strategy as is referred to in policy 17 (CSS), requires that development be distributed to strengthen the network of settlements, being principally directed to the urban core, and new building development in the open countryside shall be strictly controlled. In addition policy 9 identifies that priority will be given to the reuse of suitable previously developed land and buildings within the urban area, followed by other available land in urban areas. This is reiterated in Planning Policy For Traveller Sites (CLG) as discussed below which is a material consideration.

Para 23 Planning Policy For Traveller Sites which refers to determining planning applications aims to strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the Development Plan, and that sites in rural areas respect the scale of the nearest settled community

so that they do not dominate it.

Para 24 goes on to set out additional considerations when determining planning applications. These include:

- a) effective use of previously developed (brownfield), untidy or derelict land;
- b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness;
- c) promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children;
- d) not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

As previously discussed, the site was part of the A43 prior to its redirection and although the condition of the land at that time can not be established due to the retrospective nature of the application, it is classed as previously developed land. Other considerations (b-d) are considered in more detail further on in this report.

Policy 13 (c and k) of the North Northamptonshire Core Spatial Strategy require that developments maintain and improve the provision of accessible local services and community services and allow for travel to home, shops, work and school on foot any by cycle and public transport. Policy 13 (e) of the Core Spatial Strategy requires that developments incorporate measures to contribute to a target of 5% modal shift in developments over the plan period.

In this instance, although the application site is located within open countryside, it occupies an edge of village location and is also adjacent to an existing, established Gypsy traveller site. It is considered that the addition of 3 pitches to this larger site remains small in scale and will not dominate the village of Broughton. Proximity to local services is discussed in more detail below.

Criteria (b) not be within an area designated as environmentally sensitive

The site is not located in an area designated as environmentally sensitive.

Criteria (c) should be closely linked to an existing settlement with an adequate range of services and facilities in order to maximise the possibilities for social inclusion.

The closest settlement to the site is Broughton village, which is approximately 600m (0.4 miles) north of the site, and provides local services in the form of a public house (1200m) , church, primary school (1500m), convenience shop (1100m) , take away (1600m) , park (1400m) and bus service stops (750m). The main bus route (no.38 and no.39) between Kettering and Northampton also picks up at various stops along Northampton Road at hourly intervals. A very limited bus service (no.304) between Desborough and Northampton also currently picks up from the village centre on Wednesdays.

Other services (doctors, dentist, café, nursery, primary school, etc) are available at Mawsley which is approximately 2 mile to the west. Both villages are accessed by

country roads with no pavement. Whilst distance to Broughton is walkable, it is more likely to be accessed by bicycle or motor vehicle. Due to its distance, Mawsley would realistically be accessed by motor vehicle. The closest main town is Kettering (approximately 3 miles northeast), which provides a more comprehensive range of facilities and mainline connection to London. A cycle lane route to Kettering connects to Northampton Road, Broughton close to the site (approximately 350m away).

As a result, the site is comparable in access to wider services at Kettering as is Broughton Village, although pedestrian access to Broughton Village itself is more limited in absence of a connecting footway. The development is therefore more likely to be dependent on private motorised transportation or bicycle than walking.

In conclusion, in the absence of the forthcoming DPD process which will set out a sustainability criteria, the proposal must be considered in accordance with the aforementioned considerations. The site is located within proximity to a neighbouring village settlement boundary and a range of services and benefits which could be accessed by sustainable modes of transport (foot/cycle). The site is also close to an established Gypsy traveller community on a brownfield site, and is considered relatively sustainable in accordance with Policies 13 and 17 (CSS).

3. Landscape Implications

The site is set down from the A43 to the west, and separated by an established tree belt to the south and west. Further planting is present to the east, encircling the site on three sides and limiting its impact on wider landscape. As the planting is located outside of the application site, a condition to secure its retention is not possible. To the north is the main access road connecting with Northampton Road, and 10 neighbouring Gypsy traveller pitches. Being single storey in height, the utility building, static caravan and touring caravans and toilet building are all proportionate in appearance to their surroundings and considered acceptable. A small amount of low level illumination is present on site, which is not considered to have an adverse impact on the surrounding landscape. The proposal is therefore considered to have an acceptable impact on the surrounding landscape and accords with the relevant parts of Para 58 (NPPF), Policy 2 (EMRP), Policy 13 (CSS).

4. Impact on neighbouring amenity

The proposed 3 pitches share a large site which is split into two curtilages, with one shared by the smaller 2 static caravans. The site abuts existing Gypsy/traveller pitches to the north. To the west is a main road connecting Kettering with Northampton. Abutting the site to the south and east is open countryside. To the north is an existing 10 pitch gypsy traveller site, whilst to the west the site is framed by the A43 bypass. Due to these constraints and separation distances from neighbouring pitches, impact on neighbouring amenity is limited to acceptable levels subject to boundary condition to secure the existing boundary treatments shown on the submitted layout plan received on 11.01.12. With respect of the amenity of the occupiers of the proposed pitches, it is considered that these are also adequately protected due to the size of the site, subject to the same boundary treatment condition. As a result, the proposal is considered acceptable and in accordance with the relevant parts of Policy 2 (EMRP) and Policy 13 (CSS) with respect of neighbouring amenity.

5. Impact on parking and highway safety

The proposed vehicular access to the Gypsy traveller site extends from the existing Gypsy traveller site (pitches 1 to 9a) access from Northampton Road. The majority of land within the site is set out as hard standing and provides a large area for vehicular parking (including associated touring caravans) and turning clear of the highway and existing access road. NCC Highways make no objection to the proposed development. As a result, the proposed development is acceptable and accords with para 32 (safe and suitable access) of National Planning Policy Framework Policies 2 and 48 (EMRP), and criteria (d) Policy 13 (CSS).

6. Drainage

Policy 13(q) of the North Northamptonshire Core Spatial Strategy requires that developments do not cause a risk to the quality of the underlying ground water or surface water. Policy 32 of the East Midlands Regional Plan also seeks to protect ground waters from pollution.

The application states that the foul drainage is served by a Klargestor BioDisc BA-BC which has been installed for 7 years. Whilst the Environment Agency have recommended conditions to require a percolation test, and details of the foul drainage to be submitted for approval, further consideration is given to the fact that a mobile home has been present on the site for 9 years, over which time no known pollution incidents have been recorded. As a result conditions recommended by the Environment Agency are not considered to be reasonable or necessary (tests of Circular 11/95) to make the development acceptable, and a condition to secure the use of the existing drainage system is considered sufficient. Subject to this condition, the proposed development is in accordance with relevant parts of policy 13 (CSS) and policy 32 (EMRP) with respect of foul and surface water drainage.

7. Sustainable Development

Policy 14 of the North Northamptonshire Core Spatial Strategy requires that proposals demonstrate that the development incorporates techniques of sustainable construction and energy efficiency, and that there is a provision for waste reduction / recycling and water efficiency and water recycling measures.

A Sustainability Statement has been submitted as part of the application. All habitable rooms with water services are to utilise water saving taps with restricted flow rate. The applicant states that the external lights are solar powered, but on inspection they are solar controlled, rather than powered. However, the lighting is unlikely to make a significant difference to the overall performance of the proposed development.

It is accepted that caravans typically consume considerably less energy and non renewable resources compared to a traditional dwelling house (operationally and in terms of construction). As a result, the proposal is considered acceptable and in accordance with the relevant parts of Policy 14 (CSS) and Policy 2 (EMRP).

Conclusion

The updated GTAA recognises the need for additional Gypsy accommodation within

the borough. At this current point in time, the Council has no alternative sites for the three groups of people referred to in this application.

Although the site is located within open countryside, being an edge of village location, it is situated within relatively close proximity to a broad range of services available within Broughton, and Kettering accessible from Broughton. In addition, an existing Gypsy traveller development outside of the village boundary adjacent to the site has already been established, and the proposal would result in a natural enlargement of the existing Gypsy traveller site and increase its total provision to 13 pitches, in line with the optimum size for permanent residential sites referred to in the GTAA (2011). The site is also a brownfield site and is acceptable in terms of its impact on parking and highway safety, neighbouring amenity, landscape, drainage, and sustainable development, subject to conditions. In accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act, the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Mark Coleman, Assistant Development Officer on 01536 534316

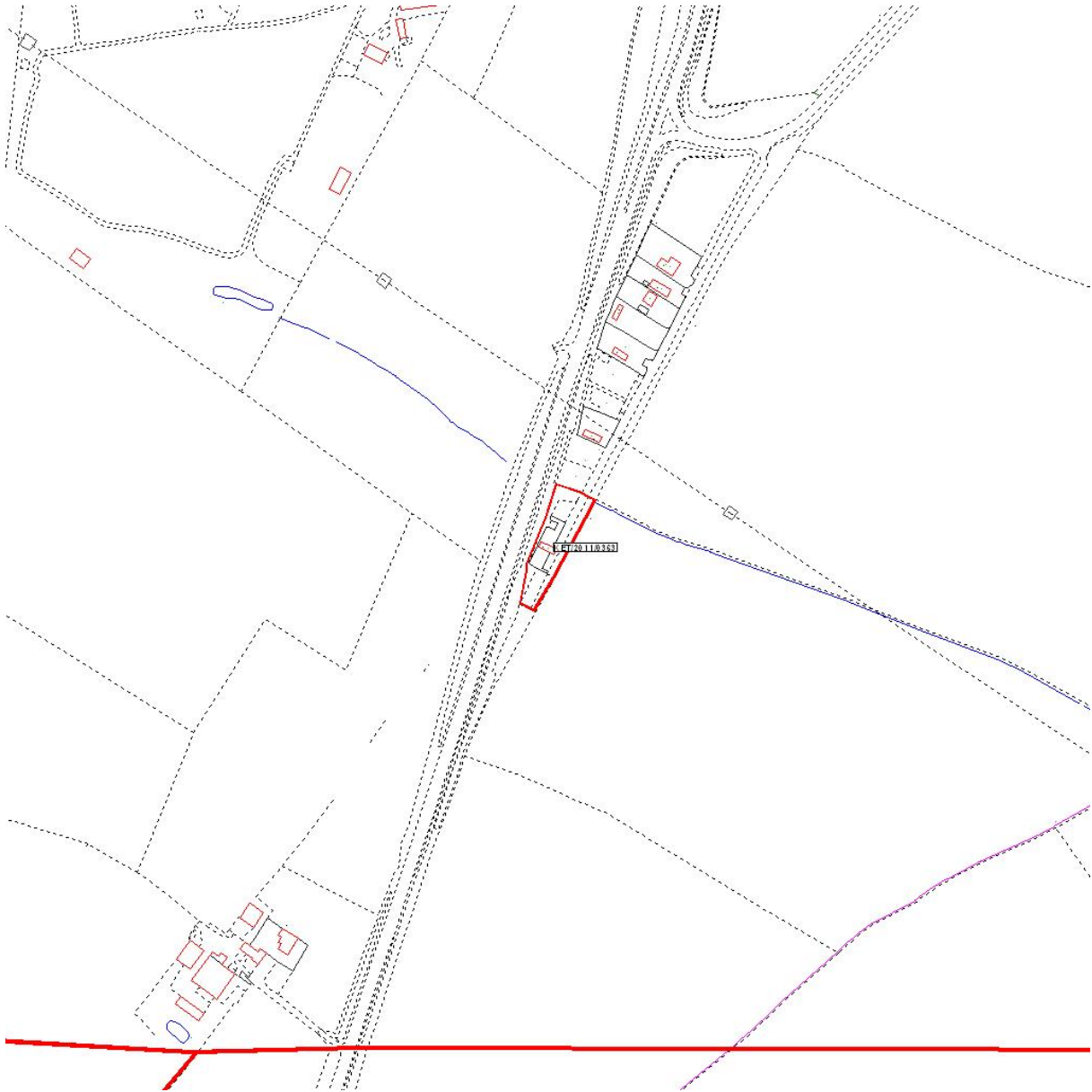
Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

The Old Willows, Unit 10, Old Northampton Road, Broughton
Application No.: KET/2011/0363



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