

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-0114-19 **Applicant:** Mr S Sahdi
Proposal: Siting of caravan for use as accommodation for security purposes.
Location: A16 Car Wash Main Road Gosberton
Terminal Date: 26th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the siting of a caravan for use as accommodation for security purposes at the A152 Hand Car Wash site off Spalding Road, Gosberton.

The caravan would be sited towards the rear of the site and would be occupied overnight across the week following the closure of the car wash and departure of employees. The applicant considers the accommodation necessary due to break-ins and thefts. It would not act as a permanent residence for any particular individual as it would be regularly occupied by different individuals and the

applicant has bricks and mortar accommodation elsewhere.

Site Description

The site is currently in use as a hand car wash facility which fronts directly onto the A152 and has recently been granted planning permission (H08-0977-18) for two parts of the site to be used for the sale of vehicles and caravans. There is little other development in the vicinity other than two residential properties immediately to the north. The rest of the surrounding land is agricultural.

The site is outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) and is therefore classed as being in the countryside.

Representations

Gosberton Parish Council - No comments.

No resident comments have been received.

Material Considerations

- Principle
- Flood risk
- Impact upon character and appearance of area
- Residential amenity

Principle

The site is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) and is therefore classed as being in the countryside.

Policy 1 (Spatial Strategy) of the SELLP states that: 'In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.' This application is seeking permission for a caravan to act as security accommodation for the business located on the site. It can therefore be viewed that the proposed caravan is necessary to that location as it is related specifically to the business. It would not be reasonable to locate it elsewhere as it would not serve its purpose. Furthermore, the caravan would not act as a permanent residence for a specific individual, rather it would be occupied by different individuals across the week once employees have departed. The applicant also advises that he has a permanent residence elsewhere and would not intend to occupy the caravan as a main residence. Given the above, it is considered that the siting of a caravan in this location would, in principle, be acceptable.

Flood risk

The NPPF requires the application of the Sequential Test to steer new development to areas with the lowest probability of flooding. If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate.

The site is located in Environment Agency Flood Zone 1 and is therefore considered to be in a sequentially preferable location in terms of flood risk. Caravans are classed as 'highly vulnerable' in National Planning Practice Guidance and the Flood Risk Vulnerability Classification table shows that highly vulnerable uses are appropriate in Flood Zone 1.

Impact upon character and appearance of area

It is not considered that the proposal would result in demonstrable harm to the character and appearance of the area. Views of the site from the south are restricted by a brick wall and from the north by the conifer hedging along that boundary. There are only very long distance views from the east.

Residential amenity

In terms of residential amenity there have been no neighbour objections and, given that the caravan would not be a permanent residence and would only be occupied at night after the car wash has closed, it is not considered that there would be a significant adverse impact on the amenities of occupiers.

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan (2019), as well as Sections 12 and 14 of the National Planning Policy Framework (2019).

The recommendation therefore is for a delegated approval.