Mr William Gaskin, Proposed Dayroom & Sleeping Caravan, 5 Rose View Bank, A151, Holbeach, PE12 7DL.

Background

The site is located on the A151 West of the Holbeach bypass.

In 2008 the housing and property service department of South Holland District Council submitted a planning application for the provision of a permanent gypsy caravan site with 10 pitches, each accommodating up to 3 caravans. . According to South Holland District Council website, the application was assessed on its individual merits in light of both national and local guidance.

Policy HS19 states *'Planning permission will be granted for new Gypsy and traveller sites where there is an unmet need, or a need arises unexpectedly.'* The site is within reasonable distance of schools, shops and other local services. The site does not put the local infrastructure under pressure as it is only a small site of which my applicant owns 3 of the 10 sites; the other 7 are owned by my applicants family members. The site does not have an adverse effect on amenities or adjoin land uses and has been designed to provide a sympathetic appearance to the local area. Boundary treatment was included of a 5m easement from the boundary of hedges and trees. The Local Plan for Holbeach, Inset 10, shows the site is adjacent to the defined settlement limit and the urban extension area.

According to the Planning Policy for Traveller Sites, 2012, Part 24 relates to the previous use of the land, which has been a traveller site since 2008 when the council rehomed the Gaskin's to this site, Part 24 also considers the landscaping of the site, of which the original approval introduced a 5m hedging around the site. The proposal is to combine plots 4 and 5 together as one unit, thus allowing more open space for the children to play.

The Planning Policy for Travellers sites 2012, looks at providing more private traveller sites, this site is privately run by my client. It also takes into consideration the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. My client has found it impossible to find a mobile home large enough to accommodate his very large and growing family.

The Caravan Site and Control of Development Act 1960, which was amended in 2006, a caravan can be no longer than 20m or wider than 6.8m. Any structure that exceeds these dimensions fails to comply with the size test thus not regarded as a caravan.

Both my client and the planning department have researched mobile homes of which they are not available large enough to accommodate his family. The option of having 2 separate mobiles is impractical as the children are too young to be left unattended and the set up would mean having children unattended with a kitchen, this is asking for trouble. He has also looked at connecting 2 mobiles together to make one unit, however due to the given layouts this does not work practically to live in. However, following negotiation and

discussions with Planning Officers at South Holland District Council, it was provisionally agreed that a timber construction day room and caravan for sleeping purposes could be supported – hence this new application.

My client has exhausted all options thus applying for a bespoke dayroom. The Planning Policy for traveller sites (2012) states in point 22, the local planning authority should consider 'the availability or lack of availability, of alternative accommodation for the applicant', along with 'other personal circumstances of the applicant'. So it is asked you consider the fact my client has exhausted all other options to accommodate his growing family and this is a unique case, as how many families to you meet with 8 children.

Justification

The proposed dayroom is only 18m x 12.5m thus from the roadway there will be very little impact on the street scene. The size difference is in the depth, which is proposed as double the width of a caravan, however if my client was to connect two mobile homes together the depth would be deeper than the proposed dwelling.

My client owns plots 4 and 5, with the proposed development to be located to the rear of plot 5 and not have a unit on plot 4. My client is happy to have a condition in conjunction to using plot 4 with plot 5 and only having one unit on the two plots, with the ability to store upto 3 touring caravans in compliance to Planning Permission approval, H09-0813-08.

My client will store his touring caravan on plot 4, this will allow him to continue travelling whilst leaving his wife and children at home, allowing the children to remain in school as my client and his wife are very eager for their children to obtain a good education, providing them with a solid foundation for adult life.

The proposed dwelling is of a sympathetic appearance to match the existing street scene. At present the mobile home is cream render finish, with a black tiled roof and a red brick wall to the front of the unit. The proposed dwelling has been designed to reflect this finish. The applicant proposes a timber frame rather than a traditional brick and block to speed up the construction phase and provide a similar construction as a mobile home.

I would like to draw attention to the original approval for the above site. The council felt policies outweighed the other issues. I hope this is considered when making the decision for this application.

To Conclude

This development, on a council chosen site, is for personal use to my client and his growing family. It is to provide a stable home for my applicant's wife and children, allowing the children regular access to education whilst allowing my client the option to travel as required. The proposal is not for financial gain and will be passed down to the children or sold to a member of the traveller community. Finally sites 4 and 5 will be used as one site

thus only requiring 1 permanent unit for the 2 sites. We therefore welcome your support of this application.