

SUPPORTING PLANNING APPLICATION STATEMENT

FOR

THE ERECTION OF AN AMENITY BLOCK

AND THE

RETENTION OF A

MOBILE HOME, CARAVAN

AND

SHED

AT

CROFT FARM

THE LANE

GATE HELMSLEY

YORK

FOR

Mr J TYERS

1.0 Introduction

- 1.1 This planning statement has been prepared to accompany and support a detailed Planning Application submitted to Ryedale District Council by Mr J Tyers.
- 1.2 The Planning Application seeks the creation of a permanent Travellers site to serve the applicant and his family.
- 1.3 Whilst Mr Tyers is not from the area his wife was born and raised within the Gypsy and Travelling community in Malton.

2.0 The Proposal

- 2.1 For planning policy purposes Mr Tyers his wife and three children aged 19, 17 and 14 are by definition Travellers and Gypsy's within the meaning of the Acts.
- 2.2 Mr Tyers is seeking planning permission for the retention of a mobile home, a touring caravan, a timber shed and the erection of an amenity block all as shown on the accompanying plans.
- 2.3 The plans that accompany this proposal indicate the position of the amenity block, shed, mobile home and caravan, with a detailed plan showing the layout of the amenity block for use by Mr Tyers his wife and children.

3.0 Site Location and Description

- 3.1 The land is located in The Lane in the parish of Gate Helmsley, North Yorkshire and is known as Croft Farm. It lies some 380 meters to the North of the residential road known as Risewood.
- 3.2 The site is relatively level and until Mr Tyers acquired the land in 2015 was overgrown and an eyesore to the local community.
- 3.3 The site is divided into two main areas being the land used for the grazing of horses and the area used by this travelling family as their base.

4.0 History

- 4.1 The site has been the subject of an approval for the siting of a static caravan for residential purposes in the past and there is mains water installed and a septic tank both of which were installed in connection with the residential caravan in 1990. The consent granted at that time was both personal and time limited.
- 4.2 The adjoining land to the South has had a caravan on site for more than 10 years.

- 4.3 The site has an existing planning consent for equestrian use including formation of a parking area and installation of a timber shiplap clad stable building.

5.0 Planning Policy

- 5.1 Planning law requires that applications should be determined in accordance with the development plan and that such applications be assessed and determined in accordance with the presumption in favour of sustainable development and the application of the policies in the National Planning Policy Framework and the Planning Policy for Travellers Sites issued by the Department For Communities and Local Government in August 2015.
- 5.2 The Ryedale Plan states in section 4.55 that the council recognises that Gypsy and Traveller households do have specific accommodation requirements and that it is important that these are recognised and addressed. The section then goes on to state that this approach will help to avoid Gypsy and Traveller households being made to live in houses due to a lack of alternative accommodation provision that meets their requirements.
- 5.3 Section 4.56 of the Local Plan Strategy makes it quite clear that the Gypsy and Traveller accommodation assessment undertaken in 2008 identified a need for 22 Gypsy and Traveller pitches. Currently 20 pitches are provided at Tara Park on the outskirts of Malton leaving a requirement for a further two pitches. The section goes on to state that the accommodation requirements of Gypsies and Travellers will be kept under review and that the Council will aim to ensure that any new site is provided in a location that suits the living and working patterns of the Gypsy and traveller community.
- 5.4 SP5 of the Ryedale Plan states that identification of additional land to address the shortfall will be considered as and when an application is submitted.

6.0 Conclusion

- 6.1 This site has been used for residential purposes in the past, and the applicant has cleaned and tidied up the field and brought it back into beneficial use. The applicant has the support of the local community and will provide letters of this support at the appropriate time.
- 6.2 The application conforms to both the NPPF and the CLG Planning Policy for Traveller sites so far as it is relevant and therefore request that planning permission should be granted for the development, which in addition reduces the shortfall in travellers sites within the District of Ryedale.