

**SUPPORTING PLANNING APPLICATION STATEMENT**

**FOR THE**

**RETENTION OF A**

**MOBILE HOME, TWO CARAVANS**

**AND**

**SHED**

**AT**

**CROFT FARM**

**THE LANE**

**GATE HELMSLEY**

**YORK**

**FOR**

**Mr J & Mrs L 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 & Mrs 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 and set down at appendix 1 is a synopsis of their nomadic life.

## **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 Ryedale District Council's planning officer has advised that the applicants 14 year old child will as of July 2016 have a minimum of 2 years full time education remaining. This is considered to be incorrect. In England a 16 year old child can leave school on the last Friday in June if they are 16 by the end of the summer holidays. They then must do one of the following until they are 18:
  - Stay in full time education, eg at a college.
  - Start an apprenticeship or traineeship
  - Work or volunteer (for 20 hours or more a week) while in part-time education or training.The above is clearly inconsistent with the planning officer's comments.
- 2.3 Mr & Mrs Tyers are seeking planning permission for the retention of a mobile home, two touring caravans, a timber shed all as shown on the accompanying plans. The second caravan being for the 19 year old.
- 2.4 The plans that accompany this proposal indicate the position of the shed, mobile home and caravans.

## **3 Site Location and Description**

- 3.4 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.
- 3.5 The site is relatively level and until Mr Tyers acquired the land in 2014 was overgrown and an eyesore to the local community.
- 3.6 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.

- 3.7 According to Ryedale District Council planning department the site lies in the York Green Belt and in this connection we attach to this application two plans, the first showing the extent of the green belt under the current 2011 local plan and the second showing the extent of the green belt under the proposed local plan. As can be seen the site does not appear to be located within the York Green Belt and therefore the site would appear to be located within open countryside.

#### **4 History**

- 4.4 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.
- 4.5 Prior to purchasing the site at the latter end of 2014 the standard enquiries were made of the Local Authority and a copy is enclosed which clearly states that consent was granted for the siting of a static caravan for residential purposes and no other information was given in the replies by Ryedale District Council. It was upon this basis that Mr & Mrs Tyers continued with the purchase of the land.
- 4.3 The adjoining land to the South has had a caravan on site for more than 10 years.
- 4.4 The site has in addition 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

- 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.