

Gate & Upper Helmsley Parish Council

The Byre
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Date: 27 October 2016

Ryedale District Council
Ryedale House
Malton
North Yorkshire

Dear Sir/Madam

Gate and Upper Helmsley Parish Council

Objections to Planning Application 16/01599/FUL retention of mobile home, 2no. touring vans timber shed and area of hardstanding (retrospective)
Land at Croft Farm, Gate Helmsley

Gate and Upper Helmsley Parish Council does not support planning application 16/01599/FUL on the grounds that the property is in green belt land and therefore does not meet the National Planning Policy Framework Guidance on Protecting Green Belt Land, nor does it comply with the Department for Communities and Local Government Planning Policy for Gypsy Sites – Policy E Traveller Sites in Green Belt.

NPPF 9. Protecting Green Belt land

79 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence

83 Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

86 If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.

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87 As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

88 When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Policy E: Traveller sites in Green Belt

16. Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

17. Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.

In addition there is an issue of noise on the site, particularly the generator. Parishioners have confirmed to the Parish Council that the noise from the generator and dogs barking is a constant nuisance.

The supporting planning application statement 6.1 says that the applicant has the support of the local community which is misleading as the Parish Council for one does not support the application and a number of parishioners have voiced their concerns to the Parish Council.

Yours faithfully

Fiona Hill
Parish Clerk