PROPOSED STATIC CARAVAN at WHITEACRES, LANE HEAD ROAD, CAWTHORNE, BARNSLEY

STATEMENT in SUPPORT of APPLICATION

EXISTING SITE

The site is located approximately 4 kilometers to the west of Barnsley Town Centre and comprises a well-established agricultural small holding 4.00 Hectares in area which is registered number 476100065 with the Department for Environment, Food and Rural Affairs.

The smallholding is owned, occupied and run by the applicant, and is used for general agricultural purposes including the rearing of cattle, poultry and for personal equestrian use by the applicant's family.

The site is bounded to the south by the Lane Head Road (A635), to the east by the M1 motorway, to the north by agricultural land and to the west by recent residential development. The land is predominately flat rising very slightly from south to north and is well screened on all sides by mature trees and hedges. Silkstone Beck runs through the site within the land and is in the applicant's riparian ownership.

The site is currently occupied by a number of timber buildings and steel container units which have been in positioned over a number of years. The newer container units are the subject of retrospective Planning Approval. (No. 2013/0607 dated 7th October 2014).

The larger run down timber building has historically been occupied as an agricultural dwelling, for which the applicant can provide documentary evidence of occupation by the previous owner.

A new modern agricultural building has also recently been erected on the site. (Planning Approval No.2015/0258 dated 4th February, 2015).

An application for improved welfare and provision of toilet facilities on the site has also been approved by BMBC (Planning Approval No.2012/1291 dated 1st March, 2014).

PROPOSAL

The applicant wishes erect a static caravan for temporary occupation as his house at No.27 Church Street, Darton is not habitable due to extensive structural damage which occurred during flooding caused by the unprecedented storms in the summer of 2007. The need for extensive repairs has necessitated him having to seek alternative accommodation for himself and his family.

A letter from the applicants Insurance Company dated 27th April, 2015 is attached as proof the house is not habitable whilst repairs are carried out.

The applicant has tried but is unable to locate alternative suitable rented accommodation in the local area close enough to the smallholding.

It is essential for the welfare and security of his livestock that he or his wife is available to tend to their needs on a daily basis, so seeking accommodation too far from the site is not a suitable option.



Proposed site of Static caravan

Upon completion of the repairs to his house the applicant intends to remove the caravan or may apply for planning permission for temporary occupation during times of livestock rearing only. If this permission were granted the need for the welfare building approved under Planning Approval No.2012/1291 would not be required.

PARKING and ACCESS

The development will utilise the existing access off the private road off Lane Head Road. Adequate turning space exists within the site to ensure safe egress of vehicles back onto the public highway.

No additional significant traffic numbers will be generated by this proposal.

DRAINAGE

The applicant has approval for a new package sewage treatment plant on the site which discharges treated effluent into Silkstone Beck, this connection has been notified to the Environment Agency (Ref: EPR/UH0312WE/A001). The work on the installation of the treatment plant and associated pipework is to start on site this summer.

Signed [redacted]

[redacted]

1st May, 2013

stream
Customised claims solutions

60 Spring Gardens
Manchester
M2 2BQ

[redacted]

Stream Ref: H01283
Date: 27th April 2015

Dear [redacted]

Your Insurance Claim for recurrent Flood damage

I write to confirm that your property will be rendered uninhabitable during reinstatement work required to resolve the damage caused by the flood in 2007.

Accordingly you will require temporary alternative accommodation during this period.

A detailed plan of action and timescales are to be confirmed and I will contact you further in due course to discuss the same.

Yours Sincerely

Wayne Francis
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