

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND & EASTER ROSS  
PLANNING APPLICATIONS COMMITTEE – 19<sup>th</sup> JUNE 2007**

Agenda Item	2.3
Report No	3/07

**07/00153/FULCA: RENEWAL OF PLANNING PERMISSION FOR THE SITING OF  
STATIC CARAVAN AT, MEY VILLAGE, MEY, CAITHNESS, KW14 8XH.**

**Report by Area Planning and Building Standards Manager**

**SUMMARY**

Renewal of planning permission for the temporary siting of a static caravan at Mey Village, Mey, Caithness. One letter of objection has been received from the Dunnet and Canisbay Community Council as a result of complaints received by them from local residents in the area. The grounds of objection do not merit refusal.

**Recommendation: Approve**

**1. PROPOSAL**

- 1.1 Application is made for the renewal of planning permission for an existing static caravan at Mey Village, Mey.

**2. PLANNING HISTORY**

- 2.1 Application 05/00476/FULCA was granted planning permission on the 17<sup>th</sup> November 2005 for the erection of a house, installation of septic tank and the soakaway, formation of vehicular access and temporary siting of a caravan.
- 2.2 Outline application 02/00295/OUTCA was granted on the 04<sup>th</sup> November 2002 for a variation to Condition 1 of the original outline consent 99/00242/OUTCA in order to extend the existing outline consent for a further three years.

**3. PUBLIC PARTICIPATION**

- 3.1 No objections have been received.

**4. CONSULTATIONS**

- 4.1 Dunnet and Canisbay Community Council: object to the proposed static caravan for the following reasons:
1. They have received a number of objections and verbal complaints from local residents in the area.
  2. It would appear that the static caravan has never been lived in, nor has any construction work taken place on site since it was first installed. In view of this the Community Council opposes the renewal of planning permission.

## **5. POLICY**

5.1 The following policies are relevant to the assessment of the proposal

### **The Highland Structure Plan (Written Statement)**

- Policy G2 Design for Sustainability of the Highland Structure Plan
- Policy H3 Housing in the Countryside of the Highland Structure Plan

### **The Caithness Local Plan**

- Primary Policy PP3 of the Caithness Local Plan that presumes against new housing unless an exceptional need can be demonstrated.

## **6. PLANNING APPRAISAL**

6.1 **Determining issues** - Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 The proposal requires to be assessed against both the appropriate policies of the Development Plan, supplementary guidance and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:

- whether the principle of development is appropriate in terms of policy
- whether the layout of development is appropriate
- the impact on the amenity of the area and residents
- other material issues raised by the objectors

6.3 In relation to the objection received from the Dunnet and Canisbay Community Council, both the erection of a house and the siting of a static caravan have already been granted planning permission. The applicant has 5 years from the date of his previous full detailed planning consent in which to formally commence development. The applicant has advised that he has not commenced work to date due to a number of medical problems. He also confirms that the caravan has not been used for overnight accommodation so far. This application solely relates to the renewal of the static caravan on a temporary basis for a further year. Whilst I appreciate the concerns raised by the Community Council, the siting of static caravans must be renewed annually and this can be readily controlled by condition and enforcement action where necessary.

## **7. CONCLUSION**

7.1 The applicant's reasons for not commencing work on the house seem reasonable and, in the circumstances this application for the temporary siting of the static caravan for a further year is considered acceptable and is recommended for approval.

**RECOMMENDATION: It is therefore recommended to grant planning permission subject to the following conditions.**

1. Except as otherwise provided by the terms of this permission, the developer shall construct the development in accordance with the plans and supporting information with the application and docketted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority. This also includes the footpath and road widening.

Reason:- In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

2. That any residential caravan placed on site pursuant to the issue of this consent shall be connected into the foul sewage system of the dwellinghouse, shall be occupied by a person who is actually constructing the house, shall only remain on the site whilst the house is under construction and notwithstanding progress in the construction of the house, shall not be present on the site for more than one calendar year.

Reason: In the interests of amenity and in order to retain effective control.

*Alan J. T...*

Signature: 

Designation: Area Planning and Building Standards Manager

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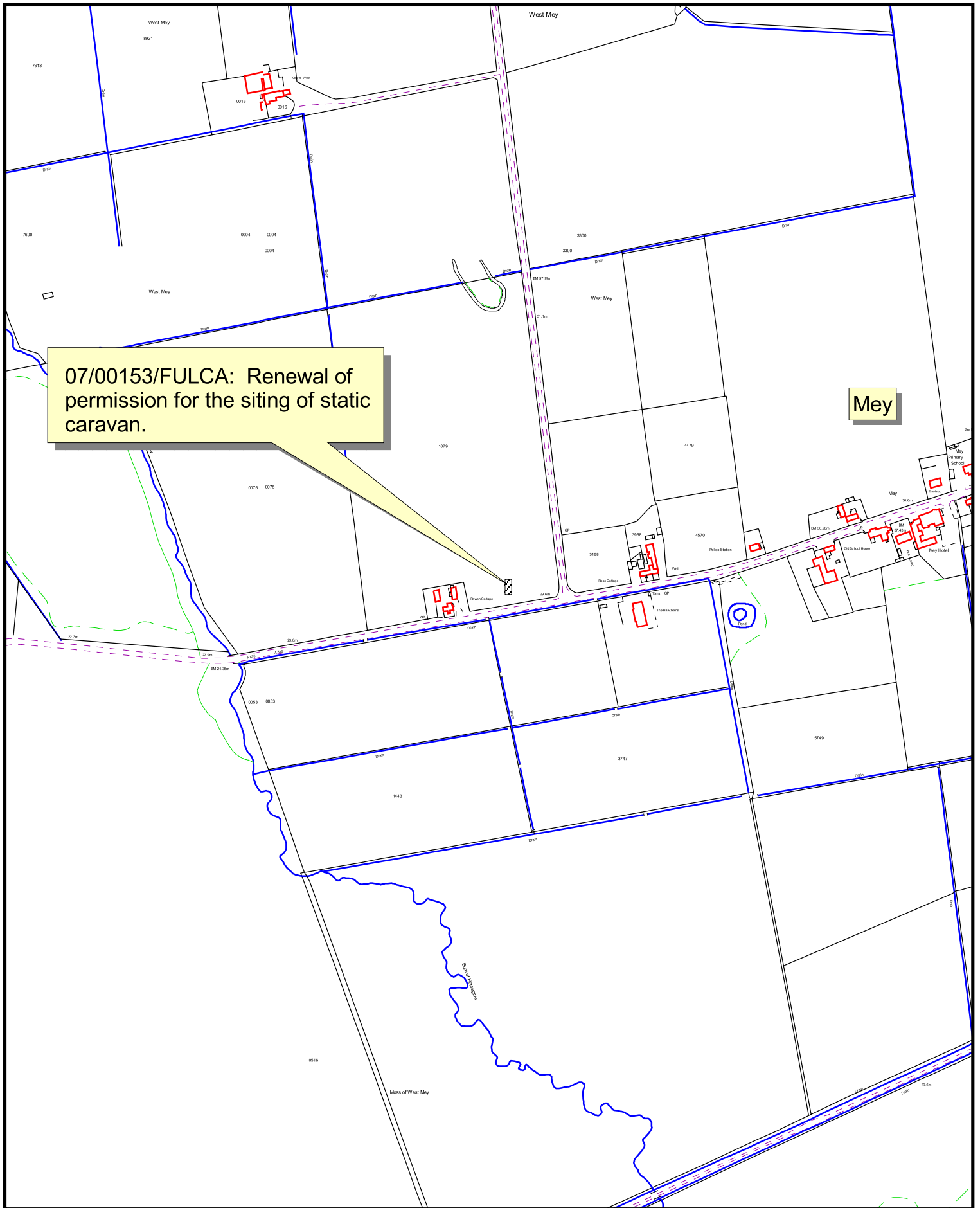
Date: 06<sup>th</sup> June 2007

Background Papers: Current File 07/00153/FULCA

Previous Files:

05/00476/FULCA: Erection of dwellinghouse and garage, installation of septic tank and soakaway, formation of vehicular access and temporary siting of caravan.

02/00295/OUTCA: Proposed variation to Condition 1 of Application 99/00242/OUTCA to extend the existing outline consent for a further three years, adjacent to Rowan Cottage, Mey, Thurso, Caithness, KW14 8XH



07/00153/FULCA: Renewal of permission for the siting of static caravan.

Mey



**Land to East of Rowan Cottage, Mey**

**Caithness**

**SUPPLIED BY THE HIGHLAND COUNCIL**

Date: 06 June 2007

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