

Castle Dream Stud, Mill Lane,  
Charlton Kings

22/01935/FUL

Material change in use of land for mixed use for the keeping of horses with stables and the stationing of caravans for residential use with associated development (hard standing, utility block, dog run, fencing and gates) (retrospective)

Recommendation to permit

Site location plan



Google earth image





# Google earth image



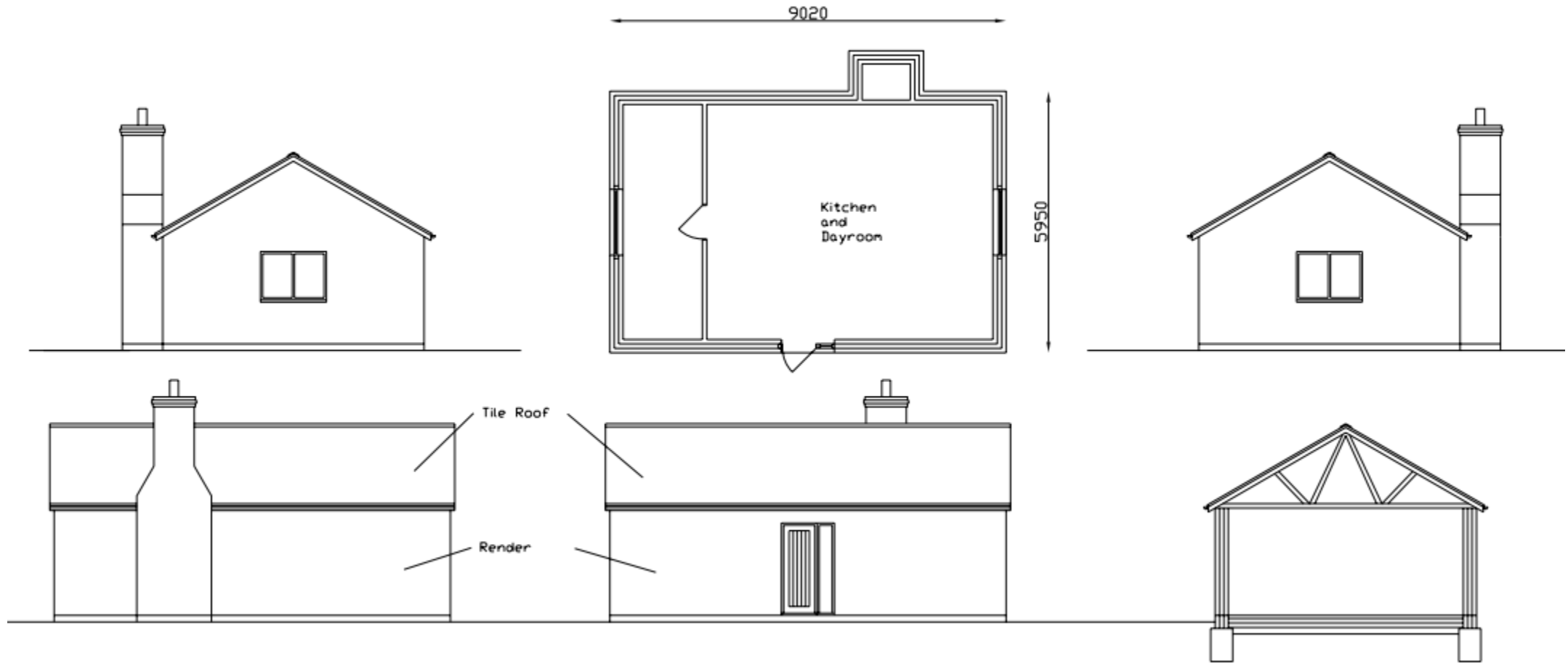
Application site



# Google earth image showing site layout



# Day room / Utility block plan and elevations



# Site Photos



# Key planning matters

- Principle of development
- Landscape impact / AONB
- Access and highway safety
- Amenity

## Summary of recommendation

The development is generally compliant with JCS policy SD13 albeit some limited permanent harm to the AONB would occur, and the site is not particularly well served in terms of access to local amenities. However, any identified harm must be weighed against other material considerations; in this case, the ongoing unmet need for pitch provision within the borough. Officers consider this unmet need carries significant weight and therefore clearly outweighs the harm in this case.

The Cotswolds National Landscape Board do not object to the application; and the permanent grant of planning permission on this site would provide for two pitches which would contribute towards the accommodation needs identified within the Gypsy and Traveller Accommodation Assessment (GTAA) undertaken in November 2022.

As such, on balance, the officer recommendation is to grant planning permission on a permanent and non-personal basis, subject to the schedule of conditions set out in the officer report.

For the reasons set out within the officer report, officers do not consider a further temporary permission to be appropriate in this case; however, members must keep in mind that if this application were to be refused, there is currently no alternative provision for the applicant and their family within the borough.

Similarly, it is not considered reasonable or necessary to grant a personal permission; but to limit the occupancy of the site to Gypsies and Travellers in general.

# Suggested conditions

- Approved plans
- Occupation of the site limited to Gypsies and Travellers in general
- No more than two pitches comprising 2 mobile homes, and 1 touring caravan shall be occupied on the site, and no more than 2 touring caravans for travelling
- Details of external lighting within 3 months