

TANYARD FARM, MOSSY LEA, SHEPLEY STREET, GLOSSOP, SK13 7PY

**RETENTION OF CARAVAN FOR RESIDENTIAL PURPOSES
(FOR A TEMPORARY ONE YEAR PERIOD)**

PLANNING STATEMENT ~ JUNE 2025



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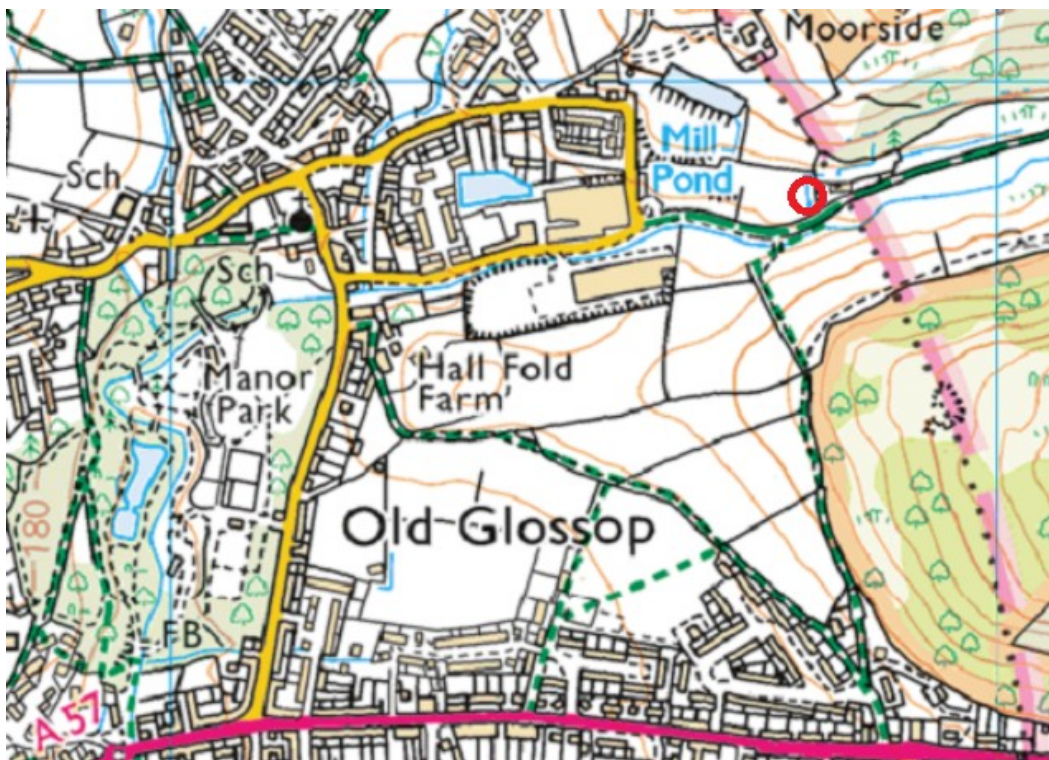
1 INTRODUCTION

- 1.1 This statement is submitted on behalf of Mr D Whaites to accompany the full planning application which has been lodged retrospectively to retain a caravan on the land at his home for a period of one year. This statement is provided for the benefit of the Council to present background information in support of the scheme to enable the local planning authority to look favourably on the proposal.

2 THE APPLICATION SITE AND ITS SURROUNDINGS

- 2.1 The caravan is illustrated on the cover of this statement and is sited on land at the north eastern fringe of the town, adjacent to the existing buildings which comprise Tanyard Farm, with residential areas across an open field to the west. The position of the site is denoted by a red circle in the plan below at Figure 1.

Figure 1: Position of the Site



- 2.2 The site lies within the Green Belt as denoted by the High Peak Local Plan.

3 THE DEVELOPMENT

- 3.1 The caravan was originally brought onto the land in September 2021 when the applicant commenced work on the renovation of the main farmhouse and its associated buildings, as the house at that time had no gas, electric or water connections and was effectively an empty shell. Originally used for materials storage, the caravan was connected to utilities and occupied by a ground worker from June 2022 to March 2023 whilst the house renovations continued.
- 3.2 The caravan is shown edged by a red line in the aerial view provided at Figure 2, with the collection of buildings and the farmhouse to the east and the access to the caravan to the west leading up from the road to the south.

Figure 2: Aerial View showing the Caravan



- 3.3 Following the completion of works on the main house, the caravan was renovated and one of the applicant's daughters subsequently occupied the unit from June 2024 to December 2024 before moving away from the area. Since this date, the caravan has been occupied by another daughter of the applicant who effectively uses the unit as ancillary accommodation to the main farmhouse.

- 3.4 As the main farmhouse only has three bedrooms and the family have five daughters, the caravan is essential for their daily accommodation at present until one of the other daughters moves out of the main house which is expected to be later 2025, at which point one of the bedrooms in the house will become available and the caravan will no longer be required. This is the basis on which the consent is sought to retain the caravan for a temporary one-year period only.
- 3.5 The applicant wishes to stress that the caravan has never been used for anyone but his family since the time that the works on the farmhouse renovation were completed and will never be let out. The use also causes no impact in respect of any parking or access issues as the property continues to operate as a family unit with the caravan simply used as 'overspill' incidental accommodation for the current time.

4 LOCAL PLANNING POLICIES

- 4.1 As the site lies within the Green Belt, Policy EQ4 of the High Peak Local Plan confirms that the Council will seek to protect the Green Belt and maintain its openness and permanence. Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.
- 4.2 In addition, Policy E7 'Chalet Accommodation, Caravan and Camp Site Developments' allows for such proposals provided that the development would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape and any visual impact would be well screened by existing landscape features for the whole of its proposed operating season. Whilst it is recognised that Policy E7 is perhaps primarily aimed at tourism accommodation, its guidance is of assistance given that the subject caravan is not prominent and does not have an adverse visual impact on the character or appearance of the area.

5 NATIONAL PLANNING POLICIES

- 5.1 The National Planning Policy Framework (NPPF) of December 2024 (as amended February 2025) sets out the Government's planning policies for England and how these should be applied, providing a framework within which locally prepared plans can provide for housing and other development in a sustainable manner.
- 5.2 NPPF Paragraph 143 sets out that the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.3 In regard to proposals affecting the Green Belt, Paragraph 153 of the NPPF informs that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.4 It is considered that the situation set out in regard to the need for the applicant to retain the caravan for a temporary period in order to allow its continued occupation by one of his daughters incidental to the main dwelling represents the required very special circumstances to allow the caravan to stay in place for a further year, with it having been on the site since September 2021 seemingly without any concerns raised until recently.

6 CONCLUSIONS

- 6.1 The development is appropriate in its form and location and adheres to the requirements of the relevant national Green Belt policies, causing no harm to the purposes of the designation and representing very special circumstances with the proposed retention of the caravan for a one-year period only due to the particular requirements of the applicant and his family.
- 6.2 It is therefore trusted that the Council will grant permission accordingly, but if any issues of concern are identified or clarification is required on any aspect of the proposal it is requested that these are raised with the agent for the scheme at an early stage.

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