

# **Stephen Hinsley**

Town Planning Consultant

## **Planning Statement**

**Application for planning permission for use of  
land for stationing of one static caravan for  
holiday purposes at Windyridge Hill Green  
Road Stockbury ME9 7UN**

Client: Diane Huntley  
Date: January 2024  
Ref: SHP012401-Rpt 01

**shp**

5 Bergamot Close  
Sittingbourne  
Kent ME10 4EY

PHONE  
MOBILE 07831 520004  
EMAIL [steve@stephenhinsleyplanning.co.uk](mailto:steve@stephenhinsleyplanning.co.uk)  
WEBSITE [www.stephenhinsleyplanning.co.uk](http://www.stephenhinsleyplanning.co.uk)

## **Introduction**

1.1 This is an application for planning permission to station one static caravan on land to the rear of Windyridge, Hill Green Road, Stockbury ME9 7UN for use as a holiday home.

1.2 The area of land has lawful agricultural use and is 1445.6 square metres in extent.

## **Planning History**

2.1 There is no relevant planning history.

## **Planning Policy**

3.1 The Development Plan relevant to this application is the Maidstone Borough Local Plan adopted on 25<sup>th</sup> October 2017.

3.2 Policy DM38 states:

*Policy DM 38*

*Holiday caravan and camp sites*

*1. Proposals for sites for the stationing of holiday caravans and/or holiday tents outside of the settlement boundaries as defined on the policies map will be permitted where:*

*i. The proposal would not result in an unacceptable loss in the amenity of the area. In particular, the impact on nearby properties and the appearance of the development from public roads will be of importance; and*

*ii. The site would be unobtrusively located and well screened by existing or proposed vegetation and would be landscaped with indigenous species.*

*2. A holiday occupancy condition will be attached to any permission, preventing use of any unit as a permanent encampment.*

## **Planning Considerations**

4.1 There is policy support in principle for holiday caravans as set out in Policy DM38.

4.2 The land and the proposed siting of the single caravan is at the rear of Windyridge in an unobtrusive location largely hidden by other buildings. It would not be seen from any public road or footpath and would have no adverse impact on the residential amenities of neighbours.

4.3 There is scope for indigenous planting at the location if required, and this could be subject to a typical landscape condition.

4.4 We suggest a holiday occupancy condition as follows:

*Only one static caravan may be located on the land. The caravan shall only be used for holiday purposes for a maximum of 10 months of each calendar year, 1<sup>st</sup> March to 31<sup>st</sup> December.*

*Reason: To prevent the permanent use of the caravan.*

4.5 The proposal meets all the tests within Policy DM38.

## **Conclusions**

5.1 This proposal is for a single static caravan on land to the rear of Windyridge, Hill Green Road, Stockbury. It is a modest proposal which fully meets the tests in Policy DM38.

5.2 As this proposal accords with an up-to-date development plan approval should be forthcoming without delay (NPPF 2023, para. 11c))