

Item No:	08
Address:	Greenbarn Church Road Newtown Fareham Hampshire PO17 6LL
Parish/Ward	Soberton
Proposal Description:	Change of use of land from agricultural to storage of caravans
Applicants Name	Mrs J A Beves
Case No:	05/00728/FUL
W No:	W03691/10
Case Officer:	Mr Neil Mackintosh
Date Valid:	23 March 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	County Heritage Site Site for Nature Conservation

SITE LOCATION PLAN

Case No: 05/00728/FUL

W No: W03691/10

Address: Greenbarn Church Road Newtown Fareham Hampshire

Proposal Description: Change of use of land from agricultural to storage of caravans



Site Description

- The application site is located opposite the Travellers Rest pub in Church Lane, Newtown.
- It is to the rear of a modern house formerly known as Retreat Farm.
- The site comprises 0.07ha of land occupied by a hardstanding with caravans
- It is hemmed in by woodland and former farm buildings and is invisible from the road
- To the front of the farm buildings, and adjacent to the road, there is a Certificated Site for 5 caravans.
- Between the two, the storage of caravans would appear to be taking place without consent

Relevant Planning History

- W0391/08 – change of use of land from agriculture to land for storage of caravans, temporary consent for five years granted 1994, subject to conditions
- W0391/09 – renewal of /08, granted temporary consent until February 2004

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- no objection - mindful of the two temporary permissions (each for 5 years) it would be difficult to sustain a highway reason for refusal for a permanent change in use

Landscape:

- no landscape reasons for refusal – the site is well contained and screened by agricultural buildings.
- It is proposed to plant at the eastern end, which is the only gap, and a native hedge is suggested

HCC Ecology:

- no objection, subject to any planting as above
- The site is within the northern half of Charles Wood SINC, a remnant of a much larger ancient woodland
- However, this has been severely neglected through lack of management and some disregard of the integrity of the site
- All work within the site should not compromise the existing woodland

Representations:

Soberton Parish Council

- Object – ‘The site and its surroundings are covered by Policy C1 countryside: it is felt that the proposals do not comply with this policy as they create;
- A demonstrable change to the landscape character
- A direct impact on the amenity of adjacent public routes (footpaths, bridle paths and roads)
- An unacceptable visual impact, directly visible from a large area
- An increase in traffic movements
- An adverse direct effect on the health and longevity of trees on the site.

No letters of representation have been received from neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, R3, R8

Winchester District Local Plan

- C1, C2, C24, RT14, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C9, C27, RT16, DP3

Supplementary Planning Guidance:

- Soberton Village Design Statement
- Winchester District Landscape Character Assessment
- A Strategy for the Forest of Bere
- Sites of Importance for Nature Conservation (SINCS): Winchester District
- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPS 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 17 Sport and Recreation

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Nature conservation
- Highways
- Comments on representations

Principle of development

- Small scale caravanning facilities are permitted in the countryside, provided that they are unobtrusively sited and have adequate means of vehicular access

Impact on character of area

- The caravan site is not visible from the adjacent road
- Your Landscape Architect states that the only small gap, with potential for views from local footpaths, is proposed to be stopped up by a native hedge.

Nature Conservation

- Although, technically, within a Site of Importance for Nature Conservation, HCC Ecology says that the site is of no interest from a nature conservation point of view.
- Provided that any planting uses native species it should not compromise the existing, adjacent woodland

Highways

- There are no objections to a permanent use from the Highway Engineer
- However, the 1994 permission stipulated that sight lines of 2.4 x 90m should be provided and maintained.
- In the interest of highway safety it is considered that this condition should be repeated on a permanent permission

Comments on representation

- The only representation has come from the Parish Council
- The site in question is not as visible as they make out and it is possible that they have confused it with the Certificated Site and temporary caravan storage at the front of the site
- The Certificated Site, for up to 5 caravans, does not need planning permission and is authorised by the Caravan Club
- The additional caravans that are stored adjacent to this site will be the subject of further investigation.
- Traffic movements are not considered to be a problem
- There are no trees on the application site

Recommendation

APPROVE - subject to the following condition(s):

Conditions/Reasons

01 The site shall be used for the storage of touring caravans only.

01 Reason: In the interests of the amenities of the area.

02 The hedgerow identified on the approved plan shall be retained and maintained at a minimum height of 3 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

02 Reason: In the interests of the visual amenity of the area.

03 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

03 Reason: In the interests of highway safety.

04 The front boundary hedge shall be cut back. and thereafter maintained, to provide sight lines of 2 x 90 metres.

04 Reason: In the interests of highway safety.

Informatives

01. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: C1, C2, R3, R8

Winchester District Local Plan Proposals: C1, C2, C24, RT14, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C9, C27, RT16, DP3