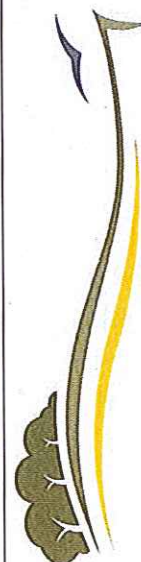


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South Downs
National Park Authority

Long Barn, Morestead Hill, Morestead, Winchester, SO21 1LZ
SDNP/16/04301/FUL

25/1/17

Scale: 1:1397



Item No: 05
Case No: SDNP/16/04301/FUL
Proposal Description: Erection of a single unit be used for holiday accommodation with associated parking and landscaping
Address: Long Barn, Morestead Hill, Morestead, Winchester
Parish, or Ward if within Winchester City: Owslebury and Curdridge Ward & Twyford
Applicants Name: Mrs Kate Bennett
Case Officer: Mrs Jane Rarok
Date Valid: 31 August 2016
Site Factors: Countryside
Recommendation: That the application be approved for the reasons and subject to the conditions set out in the report.

Executive Summary

This application is reported to committee at the request of the Parish Council whose request is appended in full to this report.

1 Site Description

The site is on the southern side of Hazeley Road, approximately 200m from the junction with Morestead Road and south west of Long Barn. The site is approximately 2 miles from Twyford and 4 miles from Winchester, in a countryside location where there is relatively little built form, save the residential properties to the northeast fronting Morestead Road.

The site itself is within a woodland which extends in a narrow band north along Morestead Road and continues south east along Hazeley Road and further south along Mare Lane.

It is a broadly rectangular parcel of land measuring approximately 1066sq.m and lying around 130m south west of the property Long Barn and The Lime Centre. Long Barn is a residential property and former agricultural building and the Lime Centre is used in commercial use. There is a field gate onto Hazeley Road which provides access through the woodland to the meadow beyond. The site is surrounded by countryside on all sides. Public rights of way (footpaths and bridle ways) lie on land north and south of the site.

The site falls within the Itchen Valley character area as defined by the South Downs Integrated Landscape Character Assessment. This area is characterised by broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides, providing a landscape setting for Winchester. This is an area of intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.

Away from transport corridors the valleys retain an unspoilt and tranquil pastoral character. The Winchester Landscape Character Area identifies this as a "large area of tranquil, undulating chalk downs, stretching from Winchester to the Meon Valley, and forming the southern boundary of the eastern end of the South Downs." The landscape strategies include managing and replanting parkland trees and medieval hedgerows to ensure they create a continuous ecological network and connect isolated habitats, and to conserve the tranquillity and visual and aural remoteness of the area. Built form strategies include conserving and respecting the visually remote character of the area, promote the use of local building materials, and integrate new development with the surrounding rural landscape through appropriate siting and the use of locally indigenous planting.

2 Proposal

Erection of a 3 bedroom unit of holiday accommodation. The proposal has been amended to use the existing vehicle access and parking at Long Barn. This has come about to overcome highways concerns that the increased use of the existing access, with substandard visibility splays, was a highways safety concern.

The holiday accommodation would be accessed on foot via an existing footpath that runs from Long Barn to the site of the proposed holiday let. To ensure the field gate onto Hazeley Road is not used in connection with the holiday accommodation, it is proposed to erect a fence around the holiday accommodation and plant a new hedge between.

3 Relevant Planning History

81/00630/OLD - Change of use of barn and outbuilding from agricultural to store for masonry materials and office. PER 23rd March 1981.

85/00562/OLD - Use of offices as dwelling. PER 2nd October 1985.

SDNP/15/03908/PRE Erection of a single unit be used for holiday accommodation with associated parking and landscaping

4 Consultations

Drainage Engineer - D Lewis

Site is in a ground water protection zone, so consultation required with the EA over the quality/licence of the proposed package treatment plant. Surface water to soak away, subject to pre-commencement details being provided.

Ecologist & Biodiversity Officer

Ecological surveys have been undertaken to assess the potential impacts of the proposals to build a holiday home within deciduous woodland and the findings are reported in the PV Ecology Ecological Assessment of April 2016.

A lighting plan shall be submitted to the LPA for approval prior to commencement of construction or preparatory work to safeguard bats and their roosting, foraging and commuting habitat.

UKBAP Priority Habitat – deciduous woodland. Although it does not amount to an objection to the project overall as there are proposed methods employed to mitigate against impacts, it must be questioned whether the dwelling has to be sited within the UKBAP Priority habitat – deciduous woodland belt itself. The South Winchester Downs Landscape Character

Assessment mentions the “appropriate siting” of a proposed dwelling, and in this case, from an ecological point of view, and possibly a landscape point of view, it should be considered that the dwelling could be built outside of the woodland, possibly to the south of the site on the edge of what is now improved grassland.

Ian Elvin (Highways)

The application has been amended on advice and the existing field access to Hazeley Road is not intended for use to serve this holiday accommodation. The applicants agent have suggested "there is an opportunity to provide access to the site via the existing established access to Long Barn to the east. Parking spaces for guests at the holiday accommodation would be provided in this location and they could access the accommodation by using an existing path through the woodland. We would make sure that this path has an appropriate surface. This arrangement is shown on the attached plan and we consider that it is appropriate to provide access for the holiday accommodation".

There are no objections to this in principle subject to the existing field gate entrance remaining as a field gate entrance only and I understand (following my concerns about the possible use of this entrance) that the applicants are proposing to erect a physical barrier by way of a fence or hedge around the tourist accommodation to discourage this from occurring.

Mindful, of the above and subject to the application of the following highway condition it will be difficult to sustain a highway reason for refusal at any subsequent appeal in this instance.

Winchester - Landscape

Cannot sustain an objection, as the proposal would not seem unusual or out of character given the other buildings in the immediate locality, it was questioned whether the proposed building has to be sited within the belt of trees. The woodland belt is an intrinsic part of the landscape in this area and it would be desirable to safeguard its integrity as far as possible. The WCC Landscape Character Assessment for this area advises that new buildings should be ‘appropriately sited’ in the landscape.

Winchester – Trees

Based on assessment of the information provided by Barrie Draper in the report referenced: 15678 – AIA, written on 12th September 2016. I feel it reasonable to recommend in principle that no objection is raised on tree terms. A full arboricultural method statement in accordance with BS5837:2012 will need to be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundworks commencing on the site, by condition if full planning permission is granted.

Parish Council Consultee

Twyford Parish Council objects and regards the application to be contrary to existing policy and that which has been proposed and widely consulted upon in the emerging Twyford Neighbourhood Plan.

Parish Council Consultee

Owslebury Parish Council objects to the application on the following grounds:

- a) the business case for a holiday home in this area is not evident. Holiday lets in other parts of the village have been unsuccessful and there is little reason to believe that a holiday home off a main road will be any more successful;
- b) the application is partly based on the ease of access to Winchester including a near-by bus stop which enables 'frequent daily links (by Stagecoach) to Winchester' - in reality there is one bus service on each of three days a week;
- c) the proposed home is not within the curtilage of the principle home on the site.

The council is concerned the proposal could lead in due course to another residential property for permanent occupation being created in the countryside.

5 Representations

None.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006)** and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF - Conserving and enhancing the natural environment
- NPPF - Supporting a prosperous rural economy

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- RT18 - Permanent Short-Stay Tourist Accommodation in Countryside
- T2 - Development Access
- T3 - Development Layout
- T4 - Parking Standards
- DP3 - General Design Criteria
- DP4 - Landscape and the Built Environment

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- MTRA4 - Development in the countryside
- DS1 - Development Strategy and Principles
- CP8 - Economic Growth and Diversification
- CP10 - Transport
- CP13 - High Quality Design
- CP16 - Biodiversity
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3
- Visitor and Tourism Policy 43
- General Policy 48
- General Policy 55

The South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16th July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2nd September to 28th October 2015. The responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight and are not relied upon in the consideration of this application.

8 Planning Assessment

Principle of development

The National Planning Policy Framework (NPPF) supports economic growth in rural areas where this creates jobs and prosperity within a sustainable framework. It particularly identifies rural tourism and leisure development which "benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside". The development of permanent, short stay tourist accommodation in countryside locations is supported by saved policy RT18 (Winchester District Local Plan) provided the site is totally screened from public viewpoints, highways and residential development and would not intrude into the rural landscape. Policy MTRA4 of the Joint Core Strategy, promotes small scale sites for low key tourist accommodation provided it is appropriate to the site, location and setting.

CP13 requires that development meets the highest standards of design, making a positive contribution to the local environment and supported by a landscape framework which enhances the natural environment and maximises the potential to improve local biodiversity. Policy CP16 relates to maintenance, protection and enhancement of biodiversity across the District.

Policy CP19 encourages proposals which support the economic and social well being of the National Park and its communities provided they do not conflict with the National Park's purposes. New development in the National Park should be small-scale in sustainable locations and well designed. Development should be in keeping with the context and the setting of the landscape. CP20 requires that new development protects and enhances the District's distinctive landscape and heritage assets and their setting. Particular emphasis is given to trees, built form and layout, tranquillity, sense of place and setting.

The use of the accommodation for holiday occupation only can be controlled by way of an appropriately worded condition. In the absence of material planning considerations to the contrary, it is considered that the proposal accords with these policies.

Design and layout/access and parking

The proposal is for a relatively simple timber clad building in the rural vernacular. The building is 11.8m (approx) in length and 7m wide. The eaves are low with an asymmetrical roof that catclides down the rear elevation. The building height is shown as approximately 5.7m at the front and 6.8m (approx.) at the rear where it takes advantage of the natural slope of land. The roof has clipped barn gable ends and a slate tile roof with 4 roof lights in the rear (south) elevation. The front (north) elevation is devoid of openings except for a recessed entrance door. The rear elevation contains ground floor windows and glazed doors opening onto a raised terrace area. The first floor accommodation includes a 3rd bedroom.

The internal accommodation consists of open plan living accommodation. Two bedrooms at the front served by a small window in each of the side elevations, and, as stated above, a 3rd bedroom at first floor level.

The Design and Access Statement confirms that the building would be constructed on a ring beam which would sit on individual pads at key structural points, avoiding the need for strip foundations to prevent harm to the root systems of the surrounding trees.

The vehicle access and parking for the holiday accommodation is to the northeast at Long Barn. An existing footpath through the woodland is shown linking the holiday accommodation with its parking. This has been necessary to overcome the concerns raised by the Council's highways engineer in relation to visibility and highway safety at the existing field gate access onto Hazeley Road. In order to try and control use of this access, the applicant has proposed a post and wire fence around the building and a new hedge running east to west separating the building from the field access between the road and meadow, in addition to a condition of planning to the same effect.

Trees/ecology

The building is set approximately 15.5m from the back edge of Hazeley Road in a section of woodland which gives way to open meadows and fields to the south east. The ECO Urban Ltd Arboricultural Implications Assessment and Method Statement (Ref: 15678-AIA dated 12 September 2016) identifies the loss of 11 trees and a section of hedge. In the main these trees have been identified as category C trees (of low quality and value). The four Category B trees (of moderate quality and value) are shown retained. The report suggests that all the trees to the north of the footpath will remain intact and will form a "substantive block of trees and understorey between the site and Hazeley Road" will screen views of the building. It also recommends that additional planting of native evergreen trees and understorey shrubs (holly and yew) would further reduce "visual porosity" which may occur with the loss trees and during the winter.

It is proposed that the building will sit on small diameter pads/plinths which will support a ring beam carrying the loading of the structure to reduce ground disturbance in the Root Protection Areas of the nearby trees. A condition requiring a full arboricultural report to the appropriate British Standard is recommended.

Ecological surveys have been undertaken to assess the potential impacts within the woodland and the findings are reported in the PV Ecology Ecological Assessment of April 2016.

HBIC screening recognised that there are bat roosts within 50m of this site, and the site consists of UKBAP Priority Habitat-deciduous woodland so this would suggest that overall, the site has more than "low suitability" for roosting bats, as well as suitability for foraging and commuting bats. A precautionary approach will be taken to removing a beech tree assessed as having 'low' bat roosting with the agreement of the Council's ecologist, and confirmation received that other trees with ecological potential (namely a Beech, Yew and stump) are to be retained. These ecological matters are covered by suitably worded conditions.

Impact on the character and appearance of the area/South Downs National Park

In this set back location and thanks to the plain front elevation, the building is unlikely to be unduly visible from Hazeley Road. The undergrowth is currently dense with a number of evergreen species, and the current hedge along the roadside mature offering a good sense of enclosure and year round screening. There is the potential to open up views with the removal of some 11 trees. This is an issue is picked up in the submitted arboricultural report and it is therefore considered appropriate to seek new tree planting as part of a landscape scheme. There are few public footpaths and none well related to the application site, therefore views of the rear of the holiday accommodation are likely to be confined to those visible from Lone Barn and other land in the applicant's ownership.

Impact on neighbouring properties

The proposed holiday accommodation is remote from residential properties other than Long Barn, which is shown to be in the same ownership. The development is likely only to affect Long Barn and then this will be limited to the use of the access, parking and to-ing and fro-ing associated with the holiday use of the accommodation.

Other matters

The development site straddles two parish councils. The site's entrance and parking falls within Owslebury Parish Council and the building itself in Twyford.

Twyford Parish Council objects to the proposal stating that it is contrary to the emerging Twyford Neighbourhood Plan. This plan is at public consultation draft stage and does not carry particular weight. Draft policy ST1 deals with visitor and tourism facilities seeking to located them in the first instance in settlement boundary, and only exceptional outside the boundary where it can be demonstrated that there is a need for development in the location, they benefit an existing attraction in the Parish, and that they will contribute to its preservation.

Owslebury Parish Council objects on the basis that the site is not well served by public transport and no business case has been made to demonstrate need. Current development control policies do not require evidence of a needs based or viability assessment to support applications for new holiday accommodation.

The second purpose of the National Park is to promote opportunities for the public understanding and enjoyment of the special qualities of their areas and holiday accommodation is considered to accord with this, not, however to the detriment of the first purpose which is to conserve and enhance the natural beauty, wildlife and cultural heritage. Conditions attached to a consent would seek to ensure that the holiday accommodation could not be occupied as a permanent residential property.

9 Conclusion

The proposal for new build holiday accommodation accords with development plan policy in that it will not be visible from public viewpoints and other matters such as loss of trees and ecology can be controlled by condition, as can occupation. Issues regarding the existing access have been overcome by rerouting the holiday accommodation traffic to use the existing access for Long Barn. Despite the concerns raised by the parish councils, there are no material planning consideration to warrant refusing the application.

10 Reason for Recommendation and Conditions

It is recommended that the application be approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence until detailed proposals for the disposal of foul and surface water and package treatment plant have been submitted to and approved in writing by the Local Planning Authority in conjunction with the Environment Agency. Development shall be carried out in accordance with those approved plans.

Reason: To ensure satisfactory provision of foul and surface water drainage.

4. The development shall be access via the shared private driveway entrance with Long Barn only and no vehicle access or parking from the existing field gate entrance onto Hazeley Road.

Reason:- In the interests of highway safety.

5. No windows other than those shown on the approved drawings shall be inserted into the elevations or roof slope of the development hereby approved.

Reason: To ensure the building retains its rural/agricultural appearance and to accord with policy RT18 and DP3.

6. No development shall take place until full details of the cycle shed (materials, location, dimensions) have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure a visually satisfactory form of development and to accord with policy CP13, CP19, CP20.

7. Notwithstanding the materials stipulated in the application form, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason To ensure a visually satisfactory and recessive form of development in this sensitive location and to comply with policy DP3 and CP13.

8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

hard landscaping:

- i. proposed finished levels or contours;
- ii. means of enclosure;
- iii. pedestrian access and circulation areas;
- iv. hard surfacing materials
- v. proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.)

Soft landscape works shall include:

- i. planting plans to include replacement trees and hedges;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities to include hedges and amenity space;
- iv. implementation programme

Reason: To ensure satisfactory landscape details and to comply with policy CP16, CP19, CP20.

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To ensure an appropriate level of landscaping and replacement tree planting and to accord with policy CP19 and CP20.

10. Notwithstanding the details in the EcoUrban Ltd Report, section 5 'Preliminary Arboricultural Method Statement' (Report ref 15678-AIA), a full arboricultural method statement in accordance with BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority, prior to any demolition, construction or groundworks commencing on the site. Reason: to ensure the protection and longevity of the trees to be retained on site and to accord with policy CP16, CP19 and CP20.

11. Development shall be carried out in accordance with the submitted ecological surveys reported in the PV Ecology Ecological Appraisal of April 2016 in particular Section 6 Requirements and Recommendations. The works shall be carried out in strict accordance with the mitigation proposed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate protection of protected species and to accord with the NPPF (paragraph 118) and policy CP16.

12. Details of Biodiversity Enhancement Measures for birds, bats, dormice, reptiles and invertebrates, in line with NPPF (118) should be submitted to the LPA for approval.

13. No development shall take place until such time as a lighting plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard bats and their roosting, foraging and commuting habitat and to accord with the NPPF (paragraph 118) and policy CP16.

14. No development shall take place until details of biodiversity enhancement measures for birds, bats, dormice, reptiles and invertebrates as referred to in the PV Ecology Ecological Appraisal of April 2016 Section 6 Requirements and Recommendations have been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate protection of protected species and to accord with the NPPF (paragraph 118) and policy CP16.

15. The development hereby approved shall be for holiday/tourism lettings only and not for any permanent residential use. The holiday accommodation shall not be occupied for a period exceeding 4 weeks for any single letting, shall not be occupied for more than 5 times per year by the same occupier, and there shall be no return within 4 weeks by the same occupier. A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority.

Reason: To ensure that the accommodation is only used as holiday / tourist accommodation as the site is located in an area where new residential dwellings would not normally be permitted, and to accord with policy RT18, MTRA4.

16. The post and wire fence and new hedge shown on drawing 1826/P02 Rev B shall be retained in good order in perpetuity.

Reason: to accord with condition 4 above and ensure the existing vehicle access is not used in connection with the approved development.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

14.1 The applicant was advised of the concerns regarding the submitted proposal and amended plans have been received

15. Informatives

15.1 A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

15.2 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

15.3 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Proposed site plan amended	I826/PO2	B		Approved
Plans - Site access plan amended	I826/PO6	A		Approved
Plans - PROPOSED SITE ACCESS VISIBILITY	ITBI I339-GA-001		26.08.2016	Superseded
Plans -	TJKI720		26.08.2016	Approved
Plans - LOCATION PLAN	I826/P01		26.08.2016	Approved
Plans - PROPOSED SITE PLAN	I826/P02 A		26.08.2016	Superseded
Plans - PROPOSED FLOOR PLANS & SECTION	I826/P03		26.08.2016	Approved
Plans - PROPOSED ELEVATIONS	I826/P04		26.08.2016	Approved
Plans - PROPOSED FOUNDATION DETAILS	I826/P05		26.08.2016	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

Consultee Comments for Planning Application

SDNP/16/04301/FUL

Application Summary

Application Number: SDNP/16/04301/FUL

Address: Long Barn Morestead Hill Morestead Winchester Hampshire SO21 1LZ

Proposal: Erection of a single unit be used for holiday accomodation with associated parking and landscaping

Case Officer: Jane Rarok

Consultee Details

Name: Mr MICHAEL CLEARY

Address: Yew Tree House, Hensting Lane, Owslebury Winchester, Hampshire SO21 1LE

Email: owsleburyparishcouncil@gmail.com

On Behalf Of: Parish Council Consultee

Comments

The Parish Council objects to the application on the following grounds:

- a) the business case for a holiday home in this area is not evident. Holiday lets in other parts of the village have been unsuccessful and there is little reason to believe that a holiday home off a main road will be any more successful;
- b) the application is partly based on the ease of access to Winchester including a near-by bus stop which enables 'frequent daily links (by Stagecoach) to Winchester' - in reality there is one bus service on each of three days a week;
- c) the proposed home is not within the curtilage of the principle home on the site.

The council is concerned the proposal could lead in due course to another residential property for permanent occupation being created in the countryside.

If the Planning Officer is minded to approve the application, the Parish Council requests the application be referred to the Planning Committee.