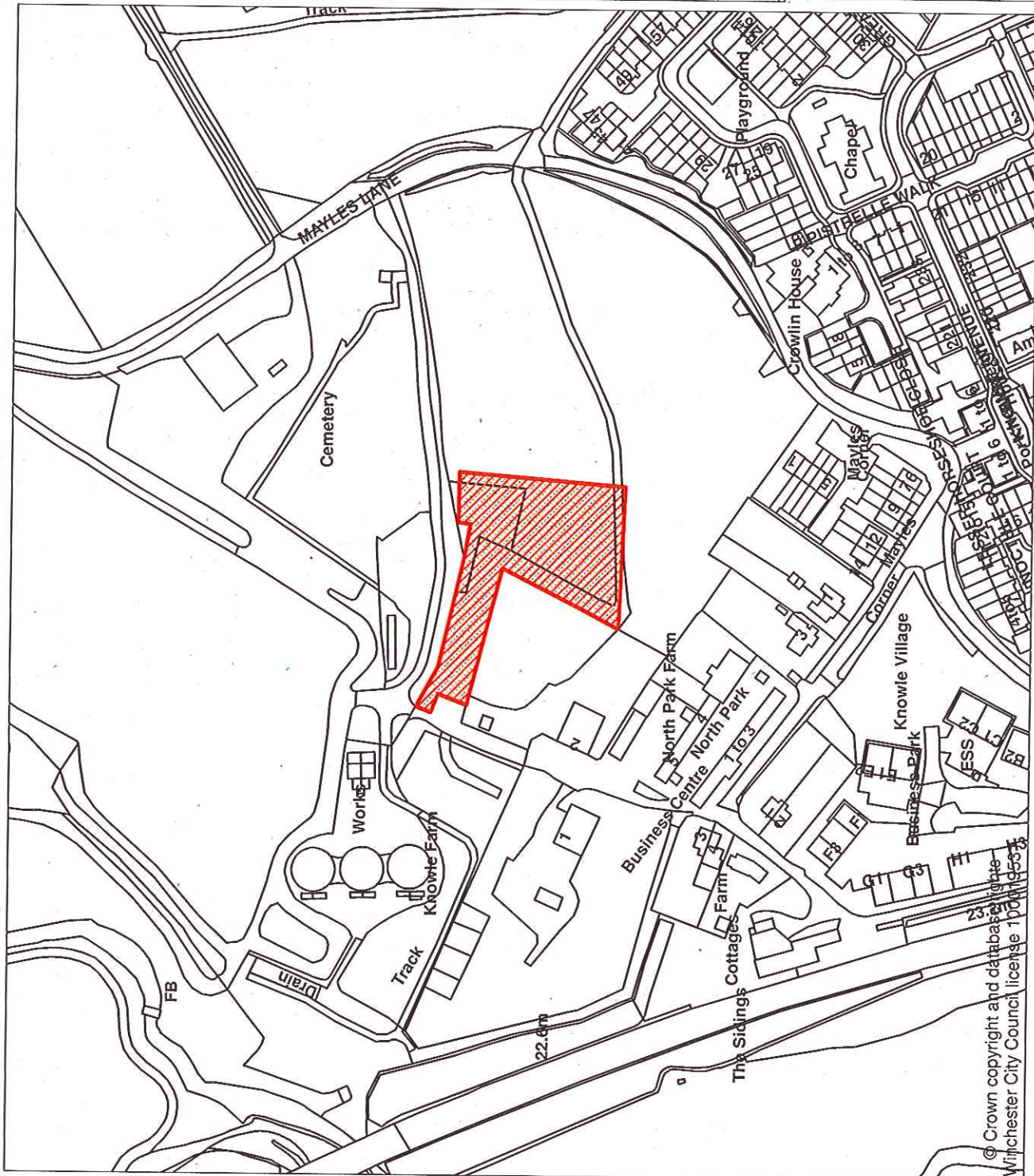




Legend



Scale: 0 0.0275 0.055 0.11 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:5000
Date	15/03/2017
PSMA Number	100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 03
Case No: 15/02529/FUL/W22773
Proposal Description: Variation of conditions no. 1 and 2 of planning enforcement appeal decision reference no. APP/L1765/C/13/2198472; to make the personal and temporary permission permanent.
Address: Ourland, Mayles Lane, Knowle. Hampshire,
Parish, or Ward if within Wickham
Winchester City:
Applicants Name: Mr D Keet & Mr L Goddard
Case Officer: Mr Stephen Cornwell
Date Valid: 6 November 2015
Recommendation: Approve

General Comments

This application is reported to Committee at the request of Wickham Parish Council, whose request is appended in full to this report and because of the number of objections received which are contrary to the officer's recommendation.

Site Description

The application site which is occupied by the caravans and associated structures consists of a strip of ground 60 metres by 20 metres located 170m metres west of Mayles Lane beyond the western edge of Knowle. The land separating the site from Mayles Lane is divided into two large paddocks with the land closest to the site in the control of the applicants. From the description in earlier planning documents dated 2013 the site was originally part of a larger field that had been divided and sold off as a number of lots.

The site is bounded to the north by a sewerage treatment works and its access that runs eastward back up to Mayles Lane. To the south beyond a fence is Meon Aggregates with a number of open storage areas for minerals, machinery and equipment. The applicants also control a tarmac road that runs down the eastern boundary of Meon Aggregates and which provides one of the two accesses into their site. This roadway links to the hardcore track that served the aggregates depot and which runs 180m back up the hill towards Mayles Lane. There is also a second access to the site located at the western end, off an unmade track that is shared with other premises and land.

Knowle was originally a small village and hospital. However after the closure of the hospital in 1996 the village was expanded. This work included a new access off the Wickham road approximately half way between Wickham and the M27. The layout of Knowle does not allow a driver to access the residential area from Mayles lane and vice versa.

Mayles Lane runs down from Wickham on the eastern side of the river. After the first part of the lane, there is a sign that states "private road". There are signs of the existence of a gate in the past but there is no barrier to prevent anyone from continuing down the lane. Beyond the road sign are numerous access points to adjoining land and a number of properties. The private road is under the control of the Land Trust Charity. The sewerage treatment plant is controlled by Albion Water.

From the junction of Mayles Lane and the shared access track to Meon Aggregates and the application site, there are views towards and over the aggregate yard and the

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application site with the background of woodland beyond. The presence of these activities and particularly the aggregate depot fully occupies what was formerly the open space in the valley.

The application site does not carry any specific local or national nature conservation or landscape designation.

Proposal

This application seeks the removal of conditions 1 & 2 that were set out in a planning inspector's decision letter regarding an appeal against a planning enforcement notice. The inspector dealt with both the enforcement notice and a refusal of a planning application. Whilst dismissing the appeal with regard to the planning application, when addressing the enforcement notice, the inspector, having considered the applicant's personal circumstances, the best interests of the children and the belief that within 3 years the council's policy on identifying traveller sites would have been adopted, allowed a temporary consent. When granting the temporary consent the inspectors imposed the following conditions:

- Condition one: limited occupancy of the site to named people only.
- Condition two: limited the use of the site for a period of three years after which time it was to be cleared and restored to its former condition.

The current application form states that the proposal now under consideration is intended to make the personal and temporary permission permanent.

The only other document submitted with the application is a copy of the December 2013 appeal decision letter.

No plans of any description have been submitted with the current application. The temporary permission resulted from the enforcement appeal. A condition was imposed that required the submission of an internal layout plan and this is the only plan held by the authority relating to the site.

In response to a request for clarification on a number of points the agent has submitted the following information:

- Applicants are a Romany Gypsy family and continue to pursue nomadic way of life. Therefore continue to meet amended definition of gypsy/travellers.
- Dispute claims in objection letters regarding antisocial behaviour.
- Issues relating to connection to sewer have been resolved with Albion Water.
- Concerns of landscape officer can be addressed by conditions.
- Regarding questions over right to access site applicants have right to pass and re-pass to get to site as set down in deeds.
- Continue to seek permanent consent which would contribute to over all 5 year supply and meet applicant's accommodation needs.

Relevant Planning History

- 12/02154/FUL Change of use of land to a private gypsy and traveller caravan site consisting of 3 No. Mobile homes, 3 touring caravans an associated amenity and day

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rooms as shown on drg 01198/1Rev1. Refused March 2013. Appeal dismissed December 2013.

- Planning Enforcement Notice alleging change of use of land from agricultural use to use as a caravan site issued April 2013. Appeal allowed December 2013. Temporary consent granted for 3 years to named individuals.

Consultations

WCC Highways Engineers

The two conditions concerned restricted use of the site and have no affect on highway safety. Proposal is acceptable in principle.

Strategic Planning

Given the lack of a five year supply of traveller sites, general approach is to allow applications which make temporary permission permanent, unless there are particular circumstances which would militate against this approach. Although the site is in the gap I note previous conclusion that the balance favours permission, albeit temporary.

Government guidance states that it will rarely be justifiable to grant a second temporary permission – further permissions should normally be granted permanently or refused if there is clear justification for doing so (PPG - Paragraph: 014 Reference ID: 21a-014-20140306).

Also mindful of the need to make sure that the occupants meet the new definition of gypsies/travellers (PPTS 2015) including appropriate conditions. The key part of the new definition is the need for occupants/applicants to be able to demonstrate that they travel for the purposes of work, returning periodically to the "base" site. This does not include "commuting" to work on a daily basis.

WCC Landscape Officer

Recommend refusal. Unable to support application as result of concerns over impact on character and appearance of countryside and compromising important Gap designated to protect edge of village. This scheme is at odds with policies SH4, CP18 & MTRA4 of Joint Core Strategy; and DP2 & DP4 of WLPR 2004. Also contrary to CP5.

Environmental Health

No adverse comment to make.

Representations:

Wickham Parish Council

Objection. The appeal decision makes clear use was only to be temporary. Key reference is paragraph 31 which states "harm to the character and appearance of the countryside and the creation of a gypsy site in a defined Gap where development is to be resisted weighs heavily against the granting of planning permission"

Request application heard by Planning Committee if officers minded to grant permission.

Knowle Village Residents Association

- Represent over 5000 residents within Wickham Parish
- Harm arising from position in Strategic Gap should not outweigh applicant's cultural claims.

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- With Welborne to be built in several years this side of Knowle must be defended.
- If allowed on permanent basis fear any site will then be subject to pressures to expand.
- Permanent consent should not follow on from a temporary consent.
- Number of semi permanent buildings gone up on site.
- Question of WCC has resources to monitor situation
- Site subject to antisocial actions, clashes with locals and neighbouring residents.
- Site source of loud music, off road motorbikes, loud machinery, reversing alarms and barking dogs.
- Residents cannot enjoy use of garden areas.
- Site used for commercial purposes, burning dumping rubbish parking large vehicles.
- Mayles Lane is a private road and question if applicants have right to use it.
- Understand WCC faces challenge of finding suitable sites for travellers and gypsies but this not one.

Neighbour Representation

6 representations received all objecting to the scheme including one from the body which owns Mayles Lane.

- Site lies within a strategic gap between Knowle and Wickham that should remain undeveloped.
- Area part of green belt.
- Site outside settlement boundary for Knowle, any development contrary to policy 5 and also in contravention with policies SH4 & CP18 of District plan and MTRA4.
- Any development detrimental to character and appearance of rural area, site easily seen from Mayles Lane.
- Occupants had three years to find new site more suitable to their needs.
- Suspect applicant encouraged by planning permission for aggregate operation next door.
- Reasons stated in original application still pertinent. Cannot see why application should be granted.
- Since original temporary consent granted site seen considerable construction of semi permanent structures.
- Site used for parking horse transporter and burning rubbish.
- Noise emanating from site, reversing alarms and motorcycle riding at top end of land.
- If allowed on permanent basis without stringent and enforceable conditions, concerned activity will get worse.
- Question if a site next to a sewerage treatment plant is a suitable place to live for children.
- Question commitment of Council to enforce restrictions on site.

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- Objecting on behalf of Land Trust Charity the owner of Mayles Lane which is a private road.
- Mayles Lane only accessible to those residents who have authorised access as shown on their property deeds.
- Road not in condition to take increase in traffic that would create additional wear and tear.
- Additional costs in dealing with litter fly tipping and other unsociable behaviour.

Albion Water

- Albion Water provides sewerage services to Knowle area and need to protect existing sewers in this area.
- Any permitted variation would need to be accompanied with a planning requirement to enable access, inspection and making good any existing illegal connection.
- Suitable rubbish disposal condition should also apply.

Relevant Planning Policy:

Winchester District Local Plan Review (WDLPR)

- DP3 (General Design Criteria).
- DP11 (Un-neighbourly Uses).
- T2 (Development Access).

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- MTRA1 (Development Strategy Market Towns and Rural Area).
- MTRA4 (Development in the Countryside).
- CP2 (Housing Provision and Mix).
- CP5 (Sites for Gypsies Travellers and Travelling Showpeople).
- CP10 (Transport).
- CP13 (High Quality Design).

Emerging Winchester District Local Plan Part 2-Development Management and site Allocations (LPP2) Proposed Modifications).

- DM1 (Location of New Development).
- DM4 (Gypsies, Travellers and Travelling Showpeople).
- DM15 (Local Distinctiveness).
- DM16 (Site Design Criteria).
- DM17 (Site Development Principle)
- DM18 (Access and Parking).
- DM20 (Development and Noise).
- DM23 (Rural Character).

Inspectors feedback on identification and provision of sites:

Paras 6.2.19 and 20 – reintroduce policy from draft LPP2, including new numbers of both types of pitches required in the plan area to 2031, once known from new study to be published in September 2016. As LPP1 policy CP5 provides the relevant criteria element, reintroducing the former policy should enable this part of the plan to be found sound, subject also to the inclusion of a firm commitment, including a clear timetable, to the separate Development Plan Document to make the necessary site allocations that is now in the Council's latest Local Development Scheme.

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6.2.19 refers to provision of 15 additional gypsy/traveller pitches within district outside South Downs National Park from 1 September to end of plan period.

Supplementary Planning Guidance:

- Traveller Accommodation Assessment for Hampshire 2013 (TAA)

National Planning Policy Guidance/Statements:

- National Planning Policy Framework
- Planning Practice Guidance
- Planning Policy for Travellers Sites (PPTS) August 2015
- Planning Practice Guidance Use of Conditions

Planning Considerations

The main considerations in the determination of this application are:

- The status of the applicants
- The weight that should be given to the planning history
- The weight that should be given to the use of temporary consents.
- Whether the proposal conforms to planning policy.
- The status of the access.

The status of the applicants

Since the 2013 decision the guidance on gypsy and travellers has been revised and this has resulted in some adjustment to the interpretation of the definition of a gypsy. The original decision did not include any condition that restricted the occupancy of this site to people falling under the status of gypsies/travellers but to named people. The applicant has been asked to provide details to clarify their status and it has been confirmed that they continue to satisfy the definition of gypsies and travellers.

The weight that should be given to the planning history.

The site was occupied without the benefit of any consent and as a consequence after a retrospective application was refused in 2013 formal enforcement action was taken. The joint appeal in 2012/13 identified the 4 main issues as:

1. The impact on the character and appearance of the countryside with particular regard to the location within the gap.
2. Whether the site is a sustainable location.
3. The provision of a satisfactory level of amenity for residents.
4. Whether any harm arising from the above matters would be outweighed by other considerations including the need/supply of gypsy sites, the occupant's particular need and personal circumstances.

The inspector did accept that the proposal was contrary to policy and to the protection of the countryside and the open gap. There was a particular concern over the construction on the site of permanent buildings. However, the lack of a 5 year supply of sites, the recognition of the emerging policy and the personal circumstances of the applicants combined to outweigh the policy issues and resulted in the inspector supporting a temporary consent. These factors will continue to form part of the consideration of this application.

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The weight to be given to the use of temporary consents

The current guidance on the use of temporary consents is set out in the Planning Practice Guidance on the use of planning conditions. One of the circumstances where a temporary consent can be used is when there is expected to be a change in the planning circumstances in a particular way at the end of the temporary consent. The emerging policy was the reason why the temporary consents were supported. The guidance also states that "It will rarely be justifiable to grant a second temporary permission". This latter guidance has been noted by the applicant and used in the application to support the claim for permanent consent. Whilst the repeated use of temporary consents is clearly not encouraged, the guidance does acknowledge that they can be used in "special circumstances". Accordingly, it is not considered that the use of a temporary consent in 2013 should be used solely to justify a permanent consent today.

In weighing up this situation the comments from the strategic planning team are noted but it is considered that the situation outlined above reflects the correct weight that should be given to this issue. Having considered the situation it is the view of officers that the option is still open to the council to consider a temporary consent and not just a choice between a full permission and a refusal.

Whether the proposal conforms with planning policy.

Policy DM4 in LPP2 indicates that applications will be assessed against the criteria in policy CP5. The main headings of CP5 are outlined and considered below:

Objectively assessed accommodation need - As noted above there is an unmet need for additional pitches within the district. The modifications to LPP2 put this figure at 15 gypsy and traveller pitches until the end of the plan period.

Proximity to existing community - This criteria considers how well the site is related to the existing community to encourage social inclusion and a sustainable pattern of living whilst noting the need for a degree of separation to avoid tensions with the settled community.

The site is located beyond the edge of Knowle. The main service provision is provided by Wickham which lies 2km to the north. Mayles Lane is a typical rural lane with no footpaths and no lighting. In 2013 the planning inspector did consider if this site was a sustainable location. He noted that this was not an issue raised by the local planning authority and concluded that the site was reasonably close to local facilities and services. On that basis I do not consider that the conclusion of this previous assessment should be challenged.

A clearly defined site - In this criterion consideration is given to the landscape screening of a site and its impact on landscape character.

The application site is defined on the ground by close board fencing. It benefits from a level of screening but the amount of planting has been scaled back in recognition of the temporary nature of the permission. Further measures could be undertaken if a permanent consent were granted, but it is doubtful that they would completely hide the site from view.

Provision of acceptable level facilities - In this criteria consideration is given to the size of the site and whether it can accommodate all the requirements whilst providing an adequate level of living facilities.

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The site provides adequate space for the provision of the mobile homes and as noted by the previous inspector, there is sufficient space for children to play.

Proposal consistent with other policies - This criteria looks at compliance with other policies including landscape protection, flood risk, contamination and designations.

The site is located within the open countryside and is part of the Open Gap intended to protect surrounding towns from coalescing. Isolated development within a Gap is also to be restricted as this is considered to reduce openness and lead to the gradual erosion of the open countryside. This factor weighed heavily in the consideration of the earlier appeal. The inspector concluded that the proposal would cause harm to the open gap designation and on that basis the proposal was viewed as in conflict with that policy. It was only when the inspector took into account other factors that he proposed a temporary consent. The open gap policy context remains the same. Notwithstanding the potential to screen the site, the elevated position of any viewpoint from the east means that the site will still be in view to some degree. The main component in the landscape is the aggregates depot but this is relatively open and low level. Whilst it does contain a building, its design and appearance is agricultural and is not uncharacteristic of the open countryside. In contrast, the application site with the mobile homes is distinctly residential in character and appearance.

Retention of site for specific use - In recognition of the specific characteristics of the site, if the application is supported it will be necessary to impose suitable planning conditions limiting the use of this site to gypsies /travellers as defined in Annex 1 to the PPTS.

Other Matters

Guidance on the government website indicates that any proposed development should identify a means of access from a public highway. Mayles Lane is a private road and a question has been raised regarding the applicants ability to access the site. The applicant has been asked to clarify what rights they hold to use Mayles Lane and information has been provided to confirm that they hold rights to access the site.

During the appeal in 2013 the inspector gave significant weight to the personal circumstances of the applicants in reaching his decision. The current application does not contain any reference or update. Accepting we are now 4 years on from that time I anticipate that the situation is relatively unchanged and consider that appropriate weight is given to this factor.

Conclusion

The use of this site began as an unauthorised activity and was strongly resisted by the authority. This approach reflected the prevailing planning policy framework at the time. The temporary consent granted on appeal was viewed as recognising the applicants situation and in recognition of the strong expectation that the emerging planning policy framework would identify sites for gypsies and travellers. Unfortunately that clear guidance has not emerged and is not now projected to be issued for another 2 years. From the research undertaken as part of the formulation of policy there is a recognised need that is unfulfilled within the district. The PPTS does indicate that if the local planning authority cannot demonstrate an up to date 5 year supply of deliverable sites, this should be a significant material consideration when considering applications in the grant of temporary consents. This application is seeking a permanent consent. However, the protection of the open gap is also considered to carry weight.

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In making the judgement on the weight to be given to these factors, the outcome of a recent appeal at Barn Farm The Lakes Swanmore is noted. A copy of that decision letter is attached to this report. That appeal considered a site where a temporary consent had been granted and the occupants then sought a permanent consent but where only given a further temporary consent. The site lies within an open gap. When considering the merits of the case that the open gap policy should be afforded significant weight and that the Gypsy/traveller DPD process was the best mechanism for evaluating the suitability of sites in the countryside or more sensitive locations such as those areas designated as open gaps, the inspector did not consider that these factors outweighed the absence of a 5 year supply. As part of this assessment the inspector considered that the claim the DPD should inform decisions relating to permanent sites was not sufficient to outweigh the harm caused by the use of a further temporary consent. The inspector noted that claims relating to prematurity where decisions should await policy formulation, should only be used where the scale of a proposal risks undermining the wider policies and intentions behind a plan. At Swanmore the inspector was not convinced such strategic issue was at risk.

Initially, officers were considering a further temporary consent to enable the DOPD process to evaluate the merits of sites inside and outside the open gap. However, giving regard to the recent appeal decision that course of action is no longer felt appropriate. Having taken all matters into consideration and applying the appropriate weight to these issues it is felt that a permanent consent should be issued.

The third party comments and particularly those of the parish council are noted. In coming to the recommendation due weight has been given to the number and nature of the representations received

In terms of suitable conditions, it is proposed to apply the same conditions as previously used.

If a permanent consent is granted then there is no need for a personal permission and a more extensive landscaping scheme can be sought to improve the appearance of the site. A plan already exists of a comprehensive landscaping scheme and therefore this should be conditioned to be implemented. On the basis this would be a permanent consent and consequently the site could be sold on to other people for occupation, a condition should also be imposed to ensure it does not become more intensively used.

The application is recommended for permanent approval with appropriate conditions.

Recommendation

APPROVAL – subject to the following conditions:

1. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of the Planning Policy for Traveller Sites.

Reason: The site is located within an area where permanent residential use would not normally be supported and this approval is based on the specific circumstances put forward to serve the gypsy/traveller community.

2. No more than 6 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended), of which no more than 3 shall be a static single unit caravans / mobile homes, shall be stationed on the site at any time. Double unit static caravans are not permitted to occupy the land.

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Reason: To ensure that the residential accommodated provided within the site is proportionate to the needs of the applicants and is not overdeveloped.

3. The internal layout of the site including the siting of the caravans, hard surfaces, boundary treatment, parking, amenity areas, drainage provision and the position of any lighting shall conform with the details as shown on the TDA drawing entitled Detailed Landscape Proposals drawing number TDA.1955.02 dated March 2014.

Reason: To ensure that the site retains an acceptable layout with adequate provision of amenity and is not overdeveloped.

4. Within the first full planting season after the permission is granted, the landscaping scheme as detailed on the TDA drawing entitled Detailed Landscape Proposals drawing number TDA.1955.02 dated March 2014 shall be fully implemented. If, within a period of 5 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the local planning authority seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the local planning authority gives it written consent to any variation.

Reason: To ensure that the site is both adequately screened and also blends in with the surrounding area.

5. Any day room or amenity building shall only be used for ancillary purposes to the main caravan/mobile home on the respective pitch or caravan they are associated with and intended to serve and shall not be used to provide permanent, temporary or occasional residential overnight accommodation by any person who is a resident occupier or visitor to the pitch or site.

Reason: To ensure that the site retains an acceptable layout with adequate provision of amenity and is not overdeveloped.

6. No commercial activities, including the storage of materials, shall take place on the land.

Reason: To protect the character and appearance of the surrounding area.

7. No more than 3 commercial vehicles shall be parked, stationed or stored on the land for use by the occupiers of the caravans hereby permitted, and they shall not exceed 3.5 tonnes in weight.

Reason: To protect the character and appearance of the surrounding area.

8. No burning of materials or waste shall take place on the land.

Reason: To protect the character and appearance of the surrounding area.

Informatives

01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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- offering a pre-application advice service and,
- updating applicants of any issues that may arise in the processing of their application and where possible suggesting solutions.
- shared the draft conditions with the applicant.

02. 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 the approval of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
03. The Local Planning Authority has taken account of the following development plan policies and proposals:-
- Winchester District Local Plan Review policies DP3, DP11 & T2
- Winchester Local Plan Part 1 – Joint Core Strategy policies MTRA1, MTRA4, CP2, CP5, CP10 & CP13.
- Winchester Local Plan Part 2- Development Management and site Allocations (LPP2) Proposed Modifications), DM1, DM4, DM15, DM16, DM17, DM20, DM23
04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

Wickham Parish Council Comment

APPENDIX A

Please return this form to the Case Officer

From: Wickham Parish Council

Case No: 16/00863/FUL

Location: Land adjacent to Moorshill Farm Fontley Road Titchfield

Proposal: Installation of a solar farm

Comments:

Object: inappropriate development in a Strategic Gap. The proposals will be visually intrusive in an important green space. Request application is heard by the Planning Committee if officers are minded to grant permission

Signed:

Nicki Oliver
Parish Clerk

Date: 9.6.16



Appeal Decision

Hearing held on 9 August 2016 & 21 September 2016

Site visit made on 21 September 2016

by Jonathon Parsons MSc BSc(Hons) DipTP Cert(Urb) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 March 2017

Appeal Ref: APP/L1765/W/15/3141334

Barri Farm Caravan Park, The Lakes, Swanmore, Hampshire SO32 2PR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
- The appeal is made by Mr Henry Hughes against the decision of Winchester City Council.
- The application Ref 15/00636/FUL, dated 24 March 2015, was approved on 29 June 2015 and planning permission was granted subject to conditions.
- The development permitted is the variation of condition no.1 (occupancy condition) and removal of condition no.3 (occupancy condition and expiry of permitted use by 18 October 2015) of planning permission 12/02253/FUL.
- The conditions in dispute are Nos 1,2,3,5,6,7,8,9 and 10 which states that:
 - (1) The permission for the siting and occupancy of the mobile home on site as hereby granted shall be for a limited period of three years expiring on 30 June 2018 on or before which date the mobile home and all materials and equipment brought on to the premises in connection with the use shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority at least six months before the final expiry date above.
 - (2) There shall be no more than five pitches provided on the site and the 5 pitches individually have no more than a single unit mobile home and one touring caravan stationed on each pitch at any time. No other caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, than those the subject of this planning permission shall be stationed on the site in connection with the permitted use at any time.
 - (3) The use hereby permitted shall be carried on only by the Hughes family and their resident dependent children as scheduled in the South West Law email and annotated plan of 6 February 2015 as provided below:
 - Pitch 1 – Henry Hughes (snr) and Anna Hughes and their son Henry Hughes and his wife and resident dependent children
 - Pitch 2 – Tony Hughes and Natalie Hughes and their resident dependent children
 - Pitch 3 – Isaac Hughes and Tracey Hughes and their resident dependent children
 - Pitch 4 – Leslie Hughes and Sophie Hughes and their resident dependent children
 - Pitch 5 – Edward Hughes and Evelyn Hughes and their son Stanley Hughes and April Hughes his wife who provide care for Edward and EvelynIn addition for a period not extending beyond 31 January 2016 Pitch 5 shall also be occupied by Edward and Evelyn's daughter Mary Hughes and her husband Joseph and their dependent children.
 - (5) No commercial, industrial or retail activity (including vehicle sales and display, the storage or sorting of goods, materials, scrap and scrap metal or storage or stationing of equipment or machinery) and no parking of goods vehicles of any type or description, except as set out below, shall take place.
The parking of vans or goods vehicles on the site shall be limited to a maximum of 5, with a maximum laden weight not exceeding 3,500 kilograms and a maximum height of 2.7m and shall be restricted to the use by the occupants of the site.

- (6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order modifying, revoking and re-enacting that Order with or without modification) no fences, gates, wall or other means of enclosure shall be erected and no sheds, outbuildings or other structures shall be erected on the land unless otherwise agreed in writing by the local planning authority. The existing enclosures and structures (single storey day rooms, large barn storage shed, domestic garden sheds and dog run pens) as currently on site (and to which a photographic record has been made and held on planning file by the local planning authority) are taken to form part of this temporary planning permission.
 - (7) Other than any existing storage carriage lamp at the front door and any bulkhead light at the rear door, no external lighting, whether fixed or freestanding, shall be installed or used on the site in connection with the permitted use, unless approved in writing by the local planning authority.
 - (8) The sewage treatment equipment /septic tanks as installed and as used in connection with the approved temporary use shall be operated and maintained in accordance with the manufacturer's instructions at all times until the site ceases residential occupation.
 - (9) No touring caravans stationed on the site (when in addition to a mobile home on the same pitch) shall be used for any permanent overnight accommodation by occupiers of the pitch or site.
 - (10) The day rooms provided on the site shall only be used for ancillary purposes to the main caravan /mobile home on the respective pitch the individual day room is provided to serve and shall exclude any permanent, temporary or occasional residential overnight accommodation by any person who is a resident occupier or visitor to the pitch or the site.
 - The reasons given for the conditions are:
 - (1) To enable the Local Planning Authority to progress the enactment of a policy under the Local Plan Part 2 for the allocation and provision of land for gypsy and traveller sites to meet the anticipated shortfall of such sites across the district.
 - (2, 6, 9 & 10) To enable the Local Planning Authority to control the use of the land and the particular circumstances that the planning permission is founded upon and in the interests of the amenities of the locality.
 - (3) To enable the Local Planning Authority to control the use of the land and the particular personal circumstances that the planning permission is founded upon.
 - (5) To protect the neighbouring amenities and the character of the countryside and to ensure that the use of the track, which is also used as a public footpath, does not become excessive and inconvenient through inappropriate activity.
 - (7) In the interests of the amenities of the locality
 - (8) To ensure the proper drainage of the area.
-

Decision

1. The appeal is allowed and the planning permission Ref 15/00636/FUL for the variation of condition no.1 (occupancy condition) and removal of condition no.3 occupancy condition and expiry of permitted use by 18 October 2015 of planning permission 12/02253/FUL at Barn Farm Caravan Park, The Lakes, Swanmore, Hampshire SO32 2PR granted on 29 June 2015 by Winchester City Council, is varied by deleting conditions 1,2,3,5,6,8,9 and 10 and substituting the conditions on Schedule A attached to this decision.

Application for costs

2. At the hearing an application for costs was made by Mr Henry Hughes against Winchester City Council. This application is the subject of a separate Decision.
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Procedural Matters

3. At the hearing, the Council submitted a Gypsies and Travellers and Travelling Showpeople Site Assessment Study (SAS) 2016 document. The Appellant was given the opportunity to consider and comment on this document.
4. The appeal documentation indicates that the site is occupied by persons meeting the definition of gypsies and travellers in Annex 1 of the Planning Policy for Traveller Sites (PPTS) which the Council has not disputed. I see no reason to disagree and shall proceed on the basis that the occupiers of the site have gypsy status.

Background

5. Under planning application 15/00636/FUL, the proposal was to amend condition 1 and delete condition 3 of a planning permission 12/02253/FUL (the 2012 permission). Condition 1 was to be amended to restrict occupation to those meeting the gypsy and traveller definition in Annex 1 of the Planning Policy for Traveller Sites (PPTS). In amending and deleting the conditions, the proposal effectively sought a general permanent planning permission.
6. In this appeal, the Appellant seeks the variation of conditions 1 and 3 but also questions the necessity for conditions 2, 5, 6, 7, 8, 9 and 10 on this decision notice 15/00636/FUL. I will consider the merits of all these conditions under the tests of paragraph 204 of the National Planning Policy Framework (the Framework).

Main Issues

7. The main issues are whether the disputed conditions are reasonable and necessary, having regard to the character and appearance of the countryside, the location of development, the living conditions of nearby residents, the need for gypsy and traveller accommodation, the provision of sites, personal circumstances and the availability of alternatives.

Reasons

Development Plan Policy and emerging planning policy

8. The Winchester District Local Plan Review (LPR) 2006 policy CE.22 states that development of dwellings in the countryside for workers employed in enterprises not connected with agriculture or forestry will not be permitted unless an essential need can be demonstrated, using criteria for agricultural workers dwellings' accommodation as set out in policies CE.19 and CE.20. The Winchester Local Plan Part 1: Joint Core Strategy (LPP1) 2013 policy MTRA4 states only certain types of development will be permitted in the countryside. The appeal site lies within the countryside and does not fall within any of the specified exceptions and therefore it is contrary to policies LPR CE.22 and JCS MTRA4.
9. The appeal site lies within a designated local gap under LPR policy CE.2 for Bishop's Waltham, Swanmore, Waltham Chase, Shedfield and Shirrell Heath. The Council has emphasised that draft policy SW2 of the emerging Winchester District Local Plan Part 2 Development Management and Allocations Document (LPP2) proposes housing near the site within the gap. It has commented that the proposal's conflict with this policy should be considered in the wider

assessment of sites coming forward under an emerging Gypsy and Traveller Site Allocations Development Plan Document (DPD) to allocate sites for pitches.

10. LPP1 policy CP5 states that the Council will undertake needs assessments to quantify the accommodation requirements for gypsies, travellers and travelling showpeople within the district. The Traveller Accommodation Assessment for Hampshire (TAA) 2013 sets out need and pitch targets for pitches.
11. The LPP2 has been subject to an Examination-in-Public with the Inspector's Report awaited. The anticipated adoption date is spring 2017. The Council are preparing the DPD to allocate sites for gypsies and travellers and the SAS has recently been considered by the Council as part of this process. The anticipated adoption of the DPD document is June 2018.

Character and appearance

12. LPR policy DP.3 indicates that development that accords with other policies of the plan will be permitted provided it satisfies various criteria. It requires development to respond positively to the character, appearance and variety of the local environment in terms of design, scale and layout. LPR policy DP.4 indicates, amongst other matters, that development will not be permitted where it would detract from, or result in the loss of important public views, where site analysis identifies these as being of recognised importance. Amongst the criteria of LPP1 policy MTRA4, there is a requirement that sites should be clearly defined by physical features where possible and not be unduly intrusive.
13. Emerging LPP2 policy DM14 requires developments to respect the qualities, features and characteristics that contribute to the distinctive character of the local area. LPP2 policy DM15 requires development to respond positively to the character, appearance and variety of the local environment in terms of its design, scale and layout.
14. The appeal site is divided up into 5 pitches and a site for a permitted storage building. Each pitch has a dayroom building. The pitches have caravans and outbuildings within them and are individually fenced off from one another. They are accessed off a central vehicular access way. There is some established landscaping around the north, east and west boundaries of the site.
15. Immediately adjacent to the site to the south, there is a caravan site known as Stablewood Farm which has a lapsed temporary planning permission. In the other direction, there is the paddock and curtilage of Belmont Farm. A housing estate within Swanmore is also located to the north of the appeal site which is approximately 350m distant. An unmade road known as The Lakes passes along the northern boundary of the appeal site which provides access to the appeal site, Belmont Farm and other dwellings nearby. In general, the character and appearance of the area surrounding the appeal site is mixed by reason of sporadic location of development within paddocks/fields and the close proximity to the built-up area of Swanmore.
16. To remove the condition limiting the duration of the permission would result in permanent residential development on the site. There have been previous temporary planning permissions on the site, including the 2012 planning permission, which the Appellant has argued has allowed the gradual establishment of boundary vegetation. On my site visit, there was substantial

vegetation around the boundaries on the site and beyond, which would significantly screen the appeal development. In addition, the character of the immediate area is mixed. For these reasons, the impact of a permanent development on landscape character would be minor.

17. There is a public right of way (PROW) along The Lakes which forms part of two long-distance footpaths, Kings Way/Allen King's Way and Hampshire Millennium Pilgrims Way. From this PROW, there would be views of the appeal development, including frontage boundaries, through the access to the development. Nevertheless, in travelling along the PROW, views of the development would be of short term duration and within a context of some established landscaping either side of the access framing such views. As the PROW runs alongside the side of the appeal site, there are some views of the pitches but there is a hedgerow and trees in a strip of land between the road and the site. There has been some clearance of vegetation to allow for repairs to a boundary fence but as whole, this established landscaping provides good screening of the site. From the rear end of the site, there is dense hedgerow landscaping largely obscuring the development.
18. Despite hedging being largely deciduous, the dense nature of landscaping would still significantly filter views of the development in winter from the PROW. The other side of the appeal site would be a considerable distance from the nearest public road with considerable intervening vegetation in between. From what I saw on my site visit, there would be no other public vantage points in the Swanmore built-up area from which to view the site.
19. Overall conclusions on landscape matters: for the reasons set out I conclude that the proposal would result in limited harm to landscape character and appearance having regard to the nature and extent of the views from public vantage points. In this regard, the Council's officer's report indicated that the caravan site is not considered a significant intrusive impact on the wider open countryside character of the area. For all these reasons, the proposal would be contrary to LPR policies DP3 and DP4 and LPP1 policy CP5, albeit the nature of the conflict is limited. Similarly, it would be contrary to LPP2 policies DM14 and DM15, albeit the nature of the conflict is also limited.

Location of development

20. The appeal site is located approximately 1.12km away from the Swanmore Village Store via New Road. The store contains a post office and next door there is a grocers and butchers. Swanmore Primary School is a similar distance away. The nearest secondary education provider is Swanmore College, approximately 0.64km away from the appeal site. Doctor's surgeries are available in nearby settlements Wickham and Bishop's Waltham. The distances and nature of the road along The Lakes without street lighting are such that residents of the site are likely to be discouraged from walking or cycling and are more likely to be reliant upon the use of the private motor vehicles to meet their day to day needs.
21. The site is within open countryside and just over a kilometre from the nearest settlement and services. Whilst most journeys are likely to be by means of private motor vehicle the trips would be relatively short and there would be an opportunity for linked trips for example to collect shopping after dropping children at school. For this reason, I find that the site would be relatively well-related to the existing community having regard to the distances involved.

Overall, I conclude that it would provide sustainable patterns of living in compliance with a requirement of LPP1 policy CP5.

22. PPTS at paragraph 13 sets out criteria to identify sustainable gypsy and traveller sites in plans. Although there are local objections to the proposal, third party objections are not unusual in connection with a residential use. Thus, there would be no reason why the site would not enjoy a peaceful co-existence with the local community. There are health services and schools in Swanmore and nearby settlements. The site would promote a settled base that reduces the need for long-term travelling. A settled base would provide a benefit in preventing a roadside or transient existence as unauthorised sites may be located in an areas with poor environmental quality. There has been no evidence that the occupation of the site has placed undue pressure on local infrastructure and services. There is no detailed evidence to indicate that the site is subject to any adverse flood risk. The site would enable traditional lifestyles to be maintained. Consequently, I conclude that the location of the site would broadly accord with the sustainability considerations set out in the PPTS.

Living conditions

23. Despite third party and Parish Council comments on noise, disturbance and anti-social behaviour, detailed reports of incidents linking them with the occupiers of the site are not before me. Furthermore, the Council has confirmed that complaints received are mainly not planning related. Accordingly, on the balance of evidence before me, the proposal would comply with LPR policies DP.3 which amongst other matters, requires development not to have an adverse impact on adjoining land, uses or property. It would also comply with emerging LPP2 policy DM16, which amongst other matters, requires development to not cause unacceptable levels of pollution to neighbours by means of noise.

Other material considerations

Need and supply of gypsy and traveller accommodation

24. PPTS confirms that the Government's aims, amongst others, are for local planning authorities to make their own assessment of need for the purposes of planning and to ensure that local authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. A further aim is to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.
25. The most up to date assessment of need is the Travellers Accommodation Assessment for Hampshire (TAA) 2013. The TAA identified an unmet need across Winchester City Council (excluding the South Downs National Park) of 26 gypsy and traveller pitches between 2012 and 2017. For the period between 2011 and 2031, there was a requirement of 33 pitches. In contrast, the Appellant identified an unmet need of 38 pitches from 2013 to 2017, with a further 12 additional pitches from 2017 to 2022 and an additional 14 pitches from 2022 to 2027.
26. Both parties used different methodologies to derive need figures and the five year deliverable supply of gypsy and traveller sites. At the hearing, there was

considerable disagreement over how data was extrapolated to derive need. The Appellant's need figures derived from a growth rate applied to a base date of total need. It was less evidence based compared to the Council's figures given that they were mainly based on survey work.

27. However there were no details of permissions and sites in the district to support the Council's base date figure of unmet need. At the hearing, its growth rate was in part derived from children identified at the time of a supporting survey and not from growth from individuals over 18 years old or family breakdown. Furthermore, the Council were not able to provide convincing reasons as to why the TAA should not make any allowance for those gypsies staying within bricks and mortar accommodation. Such weaknesses in the TAA could result in a higher level of need based on the evidence before me.
28. The DCLG annual count indicates a total of 82 caravans in 2015. Of these 38 caravans were unauthorised. No count was undertaken in 2014. Although the counts in previous years were less, the 2015 figures represent the most-up-to-date data on caravans within the district. Pitches will have more than one caravan, typically two caravans. The 2015 count indicates that the current unmet need is at least 18 pitches before account has been taken of future growth or other matters such as doubling up, hidden need and gypsies and travellers in bricks and mortar accommodation. Taking account of all of the above matters, including the TAA weaknesses, I am satisfied that the true unmet need figure lies somewhere in the mid range of the Council's figures and those of the Appellant.
29. Paragraph 25 of the PPTS provides that where a Council cannot demonstrate an up-to-date five year supply of sites, this should be a significant material consideration when considering applications for the grant of temporary planning permission. In this case, the Council does not have a five year supply and effectively, a permanent planning permission is being sought. In these circumstances, I consider that the lack of a five year supply and general unmet need attracts some weight in support of a permanent permission:

Alternative provision

30. No other private site was brought to my attention as being available for the occupiers of the appeal site. The Appellant has also confirmed that there are no public gypsy and traveller sites for him and his family or other occupants of the site in the surrounding area. This was accepted by the Council. On this basis, there are no alternatives available for the Appellant and his family at the present time once the existing temporary planning permission expires.

Failure of policy

31. Under the LPP1, the Council has a detailed gypsy and traveller policy. Work has commenced on the Council's DPD for future sites. At the hearing, the Council indicated their recent approval of the SAS as part of that process. Concerns were raised about the TAA based on the evidence before me. However, there is a DPD stage for representations to enable questions about the evidence base to be raised and the DPD will be assessed for its soundness. Therefore, there will be opportunities for further assessment of need and the adequacy of provision. In any case, I have already attached weight to unmet need and the lack of five year supply of pitches in this decision. Accordingly, I attach only limited weight to this consideration.

Emerging allocation policies

32. Part of the Council's case in justifying a temporary planning permission rests on the progression of the DPD and the argument that the appeal proposal should not pre-empt this process. Indeed the Council indicates that the site would be better considered under this plan since there may be other sites which are better located than the appeal site. The Council is aiming to have the traveller DPD adopted by June 2018. Be that as it may, Planning Practice Guidance (PPG) provides that arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. Whilst I appreciate that the Council did not refuse the application for variation, it did in effect refuse what was essentially an application for permanent planning permission. Therefore the same principles apply.
33. The PPG further states that circumstances where a planning permission could be withheld on the grounds of prematurity are likely, but not exclusively, to be limited to situations where the development proposed is so substantial or its cumulative effect significant AND where the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area. Such circumstances do not pertain here and therefore allowing this appeal and granting a permanent planning permission on the Site Allocations DPD process is not material to my decision making.

Personal circumstances

34. The appeal site is home for the Appellant's and other families. In total, there are 15 adults and 14 children on the site. Most of the children are of school age attending local schools. A roadside or transit existence would not provide a settled base for the raising of a young child. The appeal site does offer access to GPs and hospitals. The existing temporary planning permission provides some provision for a settled base but only until June 2018. Inevitably, there is some uncertainty over whether it would be renewed. Consequently, roadside encamping could occur after June 2018. An existence on the roadside or at transit site, where families may be required to move at short notice, would not be good for the child's well-being or future educational needs. Accordingly, I attach significant weight to this consideration.

Planning appeal decisions

35. My attention has been brought to many other appeal decisions. Nevertheless, the appeal is considered on its particular planning merits and having regard to any other material considerations including the personal circumstances of the occupiers of the appeal site. Indeed, each of these decisions demonstrates that rarely are any proposals alike because circumstances and policies change and consequently different planning balances arise.

Conclusions

Condition 1 (temporary restriction) and condition 3 (personal restriction)

36. The proposal is contrary to LPR policy CE.22 and LPP1 policy MTRA4 in terms of its location in the countryside. These are important strategic policies which sit at the heart of development plans and seek to guide developments to appropriate locations. There would also be a conflict with LPR policies DP.3 and DP.4, and LPP1 policy CP5 by reason of the harm to the character and appearance of the area. However this conflict would be not great for the reasons indicated.
37. In favour of the proposal, there is the general unmet need for sites. There is the failure of policy to make sufficient provision to allocate sites. In addition, there are the accommodation needs, options and personal circumstances of the occupiers of the site and their families. These include the health, education and well-being needs of children. In respect of the location of the site, its disadvantages in encouraging reliance on private transport would be negated by the provision of a settled base and a reduction in long-distance travelling. The unmet need for gypsy and traveller sites is a consideration to which I attach moderate weight. Set against these considerations, the proposal would conflict with emerging LPP2 policies DM14 and DM15 by reason of the harm to the character and appearance of the area.
38. In terms of a permanent planning permission, I conclude that the adverse impacts would not outweigh the benefits when assessed against the policies in the Framework and the development would be sustainable. For this reason, the requirement for a temporary planning permission (condition 1) is unnecessary. In respect of a personal restriction (condition 3), the balance in favour of a permanent planning permission weighs heavily in favour even without consideration of personal circumstances given the unmet need for sites balanced against the limited harm. For this reason, there is no need for a personal condition naming occupiers.

Remaining disputed conditions

39. Condition 2 (pitch and caravan numbers, type of mobile home): the restriction on pitch and caravan numbers is necessary. Without some control, the plots could increase in number along with the caravans upon them and there would be more traffic along The Lakes. Such intensification would change the character and appearance of the area to its detriment. An exception to this would be pitch 5 where family circumstances indicate two family units. This pitch is the furthest away from the entrance into the appeal site and thus less visible than the other pitches and additional domestic traffic from additional two caravans would not be adverse. Therefore, a condition allowing no more than 2 caravans on pitches 1-4 and no more than 4 caravans on pitch 5 would safeguard the character and appearance of the area. Varying the condition to allow the mobile homes to be twin units would not add significantly to the visual impact of the caravan site if it fell within the definition under the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.
40. Condition 5 (commercial activity, number and weight of vehicles): from what I saw on my site visit, the size of the pitch plots would not self-regulate against any commercial activities or a greater number of commercial vehicles. A greater intensity of commercial activity on the site would be significant for reasons previously indicated. Furthermore, further vehicular use by commercial vehicles of The Lakes would result in noise and disturbance

harming the living conditions of residents along this unmade road. Subject to some re-wording in the interests of preciseness, condition 5 is necessary with its components separately conditioned.

41. Condition 6 (permitted development rights and stipulation that all existing enclosures/structures be part of the permission): the site has well-established screening in the main and there are no incongruous boundary treatments presently. However, any future suburban style walls and fences could harm the character and appearance of this site especially with future occupiers and would serve to highlight its built-up presence in this countryside location especially with future occupiers. Given permanent planning permission is to be granted, there are exceptional circumstances for the withdrawal of permitted development rights for boundary treatments for these reasons.
42. However, any permanent outbuildings and structures would separately require planning permission and thus the part of the condition removing such rights is not needed. As to moveable buildings and structures, their impact would be limited given their likely incidental or ancillary nature and the screening of the site. Little justification has been provided to the requirement that existing enclosures/structures are to form the record of the planning permission. As I have indicated, permanent outbuildings and structures would require planning permission whilst the impact of moveable building or structures would be limited. In summary, condition 6 is necessary only in respect of withdrawal of permitted development rights for boundary treatments.
43. Condition 7 (lighting): poorly designed and sited illumination could be intrusive within a countryside location such as this. The condition does allow some flexibility in excluding necessary lighting at the front doors and rear doors from the requirement to submit details separately for approval. Accordingly, the condition is justified.
44. Condition 8 (foul drainage): a planning application has been submitted the housing site nearby under LPP2 and detailed drainage measures were put forward. However this is to be expected with a major housing scheme and there is no evidence that foul drainage problems have arisen here on a site which has been operational for a number of years. Furthermore to require the operation and maintenance with a document not detailed in the condition would be hard to enforce. Therefore, condition 8 is not justified.
45. Condition 9 (No use of touring caravans for overnight accommodation): the proposal allows for static caravans to be parked on the site for overnight accommodation. It is common for gypsy and traveller families to use touring caravans for overnight accommodation. Given that the caravans are already permitted on the site I do not consider that this condition serves any planning purpose. Therefore, condition 9 is not justified.
46. Condition 10 (No use of dayrooms for overnight accommodation and use to be ancillary): from what I saw on my site visit, the dayrooms are large structures and they could be used as surplus accommodation. In granting a permanent planning permission, the operation of individual pitches could change with future occupiers and consequently, the site could become more intensively used so adversely affecting character and appearance. The condition would be enforceable with an appropriate site inspection inside any building. Therefore, condition 10 is justified.

Conclusion

47. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Jonathon Parsons

INSPECTOR

Schedule A

1. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning policy for traveller sites (or its equivalent in replacement national policy).
2. There shall be no more than five pitches provided on the site. No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 shall be a static caravan) shall be stationed on each pitch at any time with the exception of pitch 5. For pitch 5 located furthest away from the vehicular entrance into the site, the requirement shall be no more than 4 caravans, of which no more than 2 shall be static caravans.
3. No commercial activities shall take place on the site including the storage of materials.
4. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site and the parking of vans or goods vehicles on it shall be limited to a maximum of 5.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or wall shall be erected within pitches 1-5 on this site.
6. Other than any existing lighting at the front and rear door of any static caravan, there shall be no external lighting on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the local planning authority.
7. The day rooms provided on the site shall only be used for ancillary or incidental purpose to the main caravan/mobile home on the respective pitch the individual day room is provided to serve and shall exclude any permanent, temporary or occasional residential overnight accommodation by any person who is a resident occupier or visitor to the pitch or the site.

APPEARANCES

FOR THE APPELLANT

M Green
H Hughes

Director, Green Planning Studio
Appellant

FOR THE LOCAL PLANNING AUTHORITY

S Cornwell

Winchester City Council

Documents

1. Statement of Common Ground.
2. Winchester City Council LPP2 Policies Map 18 Swanmore.
3. South Downs National Park Authority, East Hampshire District Council.
Winchester City Council Gypsy and Travellers and Travelling Showpeople Site
Assessment Study Peter Brett Associates July 2016.