

Item No: 07
Address: Tower Farm Station Road Soberton Southampton Hampshire
SO32 3PS

Parish/Ward Soberton

Proposal Description: Temporary agricultural worker's dwelling

Applicants Name Mr J Kopinski

Case No: 05/00527/FUL

W No: W00719/05

Case Officer: Mr Neil Mackintosh

Date Valid: 24 March 2005

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors:

Area of Outstanding Natural Beauty

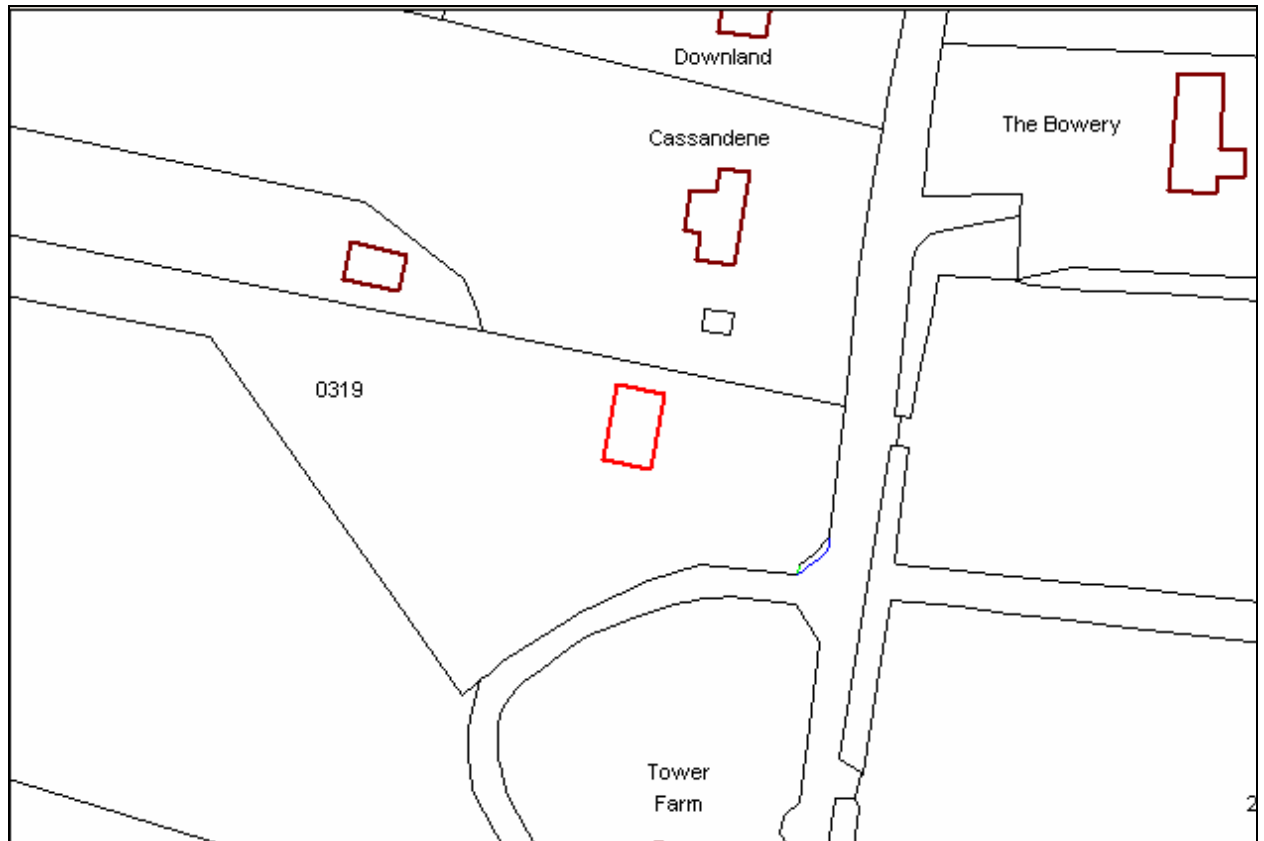
SITE LOCATION PLAN

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Proposal Description: Temporary agricultural worker's dwelling



Site Description

- The site consists of 0.01ha of land to the north of The Towers, Soberton.
- Access is from Station Road, the highway from the village to the former railway station, a feature of which is ribbon development.
- The land is adjacent to a drive that used to serve The Towers before it was converted into flats.
- The land was recently used as a horse paddock but is in the process of being converted to horticultural use.
- It slopes steeply from the road down towards the former railway line, now a bridle path.
- The River Meon and the A32 are beyond.

Relevant Planning History

- W719 – House and garage, outline – refused 1975
- - /01 - Dwelling – refused 1978
- - /02 - Bungalow and garage – refused 1982
- - /03 - Stable block and livery – permitted 1999
- - /04 - Change of use from livery to agricultural use, 2 polytunnels, 1 glasshouse, workshop and septic tank – permitted 2002

Proposal

- As per Proposal Description

Consultations

County Land Agent

- 'Whilst the relocation of the business is still in process it appears that Mr Kopinski's now successful procuring of a site to re-locate his nursery business, his successful securing of planning consent for the covered propagating and growing areas and other buildings, and the running of his business to date using the unsuitable facilities at Wallops Wood all demonstrate that there is a firm intention and ability to develop the enterprise concerned'.
- 'Obviously at present a significant proportion of Mr.Kopinski's time is being spent in re-locating his business and the covered cropping areas etc. have still to be completed, but I consider that when this is successfully achieved then the necessary levels of husbandry, welfare and supervision required for the propagating and growing venture will necessitate a residential presence on site or in very close proximity'.

AONB office

- Reply awaited

Representations:

Soberton Parish Council

- Object - 'Failure to comply with Policy C1 countryside policies in that this is:
- A new dwelling in the countryside
- Highly visible from the bridle paths to the east, directly effecting the amenity of adjacent houses, and walkers, riders and cyclists when viewed from adjacent rights of way
- Adverse changes to the local landscape character.'

Letters of representations have been received from 2 neighbours

- Downland, Station Road - object, contrary to VDS as out of character with the area, plot occupies a scenic gap that enhances the AONB but development so far is of poor design.
- Little Meads, Station Road – object, the holding is small and is capable of management by someone living in the vicinity, applicant can continue to manage this small area as part of his current operation, the temporary accommodation could acquire more permanent status.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, H10

Winchester District Local Plan

- C1, C2, C15, C16, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C18, DP3

Supplementary Planning Guidance:

- Soberton Village Design Statement
- Winchester District Landscape Character Assessment
- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPS 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 13 Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Highways
- Comments on representations

Principle of development

- The site is within countryside that forms part of the East Hampshire Area of Outstanding Natural Beauty, potentially within the South Downs National Park.
- Residential development is not permitted unless it is essential for agriculture or forestry.
- In this case the County Land Agent and your officers can confirm that the siting of a mobile home meets the tests of Proposal C18 of the Winchester District Local Plan Review ie;
- 'The applicant can demonstrate that the labour requirements of the holding or activity justify the worker
- The applicant can demonstrate that a continual presence on the holding is essential to the efficient working and development of the enterprise
- There is clear evidence of a firm intention and ability to develop the enterprise concerned, and that it has been planned on a sound financial basis
- Existing accommodation on or near the holding is inadequate to meet the needs of the worker
- Where possible, the site is within an existing group of buildings or well screened. '

Impact on character of area

- The visual impact of development on the site was carefully considered before the Planning Committee granted consent for the change of use of the site and the erection of polytunnels and a workshop in 2002
- The site is well screened from the bridle path and from public viewpoints beyond

- Recent works have rendered the site visible from Station Road through a small gap in roadside vegetation.
- However, provided that the temporary dwelling is suitably coloured, and that landscaping is restored, its impact will be reduced.
- It must also be borne in mind that this permission will be for a maximum of three years and is unlikely to be renewed.

Detailed design

- The temporary dwelling is 84 sq.m. in gross floor area and single storey
- It has a pitched roof and is to be located in the line of ribbon development along Station Road
- Its finished colour is uncertain, but this can be controlled by condition.

Highways

- Access improvements were required as a result of the 2002 planning permission and it is important that sight lines are provided and maintained.
- However, if permission is granted traffic movements are likely to be reduced.
- A turning area must be provided within the site to enable vehicles to leave in a forward gear.

Comments on representations

- The provision of temporary dwellings that are essential for agricultural workers is not contrary to planning policy
- In the opinion of your officers the unit will not be highly visible nor will it adversely change the local landscape character
- The Village Design Statement does not cater for agricultural workers accommodation that is of a temporary nature
- The County Land Agent states that the worker should be on site or in very close proximity
- He goes on to say that it is unlikely that any existing dwellings in the area would be suitable 'and the cost involved would be likely to be prohibitive and unsustainable from nursery income'.
- PPS7 and the Development Plan allow for circumstances such as these, where an enterprise is being established, by permitting temporary accommodation for up to three years.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 31 May 2008, on or before which date the temporary dwelling 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.

01 Reason: The development is of a type not considered suitable for permanent retention and is in an area of countryside where dwellings are not permitted unless considered essential in the interests of agriculture or forestry.

02 Before the temporary dwelling hereby permitted is stationed on the site details of the finished colour of the walls and roof shall be submitted to, and approved by, the Local Planning Authority. Development shall be carried out as approved.

02 Reason: In order to ensure that the temporary structure blends in with its surroundings.

03 The occupation of the temporary dwelling shall be limited to a person solely or mainly working in the locality in agriculture and to any resident dependants.

03 Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

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

04 Reason: In the interests of highway safety.

05 Any above ground oil/chemical storage tank/container and associated pipework shall be bunded in a manner so as to retain at least 110% volume of the largest tank within the bund. The bund shall be impervious and have no associated drainage.

05 Reason: To prevent pollution of the water environment.

Informatives

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

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

Hampshire County Structure Plan Review: C1, C2, H10

Winchester District Local Plan Proposals: C1, C2, C15, C16, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C18, DP3