

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 November 2008

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/02058/FUL	Valid Date	29 August 2008
W No:	20979/01	Recommendation Date	8 October 2008
Case Officer:	Andrea Swain	8 Week Date	24 October 2008
		Committee date	13 November 2008
Recommendation:	Application Refused	Decision:	Committee Decision

Proposal: Temporary siting of mobile home for agricultural worker (RETROSPECTIVE)

Site: Little Denmead Farm Broadway Lane Denmead Waterlooville Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	N

COMMITTEE ITEM SIGN OFF		
	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: **4**
Case No: **08/02058/FUL / W20979/01**
Proposal Description: Temporary siting of mobile home for agricultural worker
(Retrospective)
Address: Little Denmead Farm Broadway Lane Denmead Waterlooville
Hampshire
Parish/Ward: Denmead
Applicants Name: Mr P Carpenter
Case Officer: Andrea Swain
Date Valid: 29 August 2008
Site Factors: Countryside and within East Hampshire Area of Outstanding
Natural Beauty.
Recommendation: Application Refused

General Comments

This application is reported to Committee because of the number of letters of support received

Site Description

Little Denmead Farm is situated close to the edge of the Winchester District boundary, to the north east of the village of Denmead.

There is a cluster of 4 dwellings, comprising a pair of semi-detached, and two detached dwellings that form the existing farm.

There are a series of footpaths that bisect the site from Little Denmead Farm, and head to the north east past the mobile home, and to the south west, and one that heads west. The mobile home is situated beyond the existing farm buildings to the north east in an area of open countryside, with vehicular access along a public right of way.

Proposal

The application seeks temporary planning permission for the retention of a mobile home for the applicant's calf-rearing enterprise.

This is a resubmission following the refusal of planning application ref: 07/03129/FUL in February 2008, because it was contrary to Policy CE.22 of the Winchester District Local Plan Review in that it would result in a residential mobile home within the countryside and within the East Hampshire Area of Outstanding Natural Beauty, for which there is no overriding justification; and because it was contrary to Policies CE.5 and CE.6 of the Winchester District Local Plan Review in that the siting of the mobile home is in a prominent and open area of countryside, and visible from a public right of way, and is within the East Hampshire Area of Outstanding Natural Beauty, unrelated to existing dwellings and buildings within the area, which affects the landscape character of the area.

The current application includes a report setting out the functional and financial need for the mobile home. This report has been reviewed by Agricultural Consultants, Bruton Knowles and their comments are set out below. The revised plans show a scheme of planting to the north and west of the mobile home to integrate the building into the landscape.

Relevant Planning History

DRD405 - Erection of a farm house - Permitted - 12/02/1950

07/03129/FUL / W20979 - Retention of mobile home to provide agricultural workers dwelling (Retrospective) - Little Denmead Farm Broadway Lane Denmead Waterlooville Hampshire PO8 0SL - Refused -18/02/2008

Consultations

Engineers: Highways:

No objection.

Others:

Bruton Knowles Agricultural Consultants –

- applicant has proven he has the intention and ability to develop the enterprise, however, functional need is not proven due to the age of the calves being brought in and the scale/ hardiness of the suckler herd;
- financial test not satisfied – information is required regarding the source of financial data;
- alternative accommodation available within 5 minutes drive.

Representations:

Denmead Parish Council - Supports the application.

Neighbour Representation - 6 letters of support

Relevant Planning Policy:

Hampshire County Structure Plan Review:

E7

Winchester District Local Plan Review

CE.5, CE.6, CE.22, RT.4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance:

Denmead Village Design Statement

Hambledon Downs Landscape Character Area

Planning Considerations

Principle of development

Development plan policy seeks to restrict building in the countryside to agricultural and forestry development for which a rural location is essential. Policy CE5 aims to protect the landscape character of the area and Policy CE6 proposes that development should not be permitted that would harm the natural beauty, amenity, tranquillity and distinctive character of the AONB unless it is essential for the economic and social well being of the area.

Policy CE13 permits development for agricultural purposes and Policy CE19 sets out

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specific criteria to justify the siting of a mobile home for an agricultural worker. These criteria are also set out in Annex A of Planning Policy Statement 7. In summary, PPS7 states that a mobile home will be permitted in the countryside for an agricultural worker provided that the labour requirements of the holding justify the worker; a continual presence on the holding is essential; there is a firm intention and ability to develop the enterprise and it has been planned on a sound financial basis; there is no existing accommodation on or near the holding; and, where possible, the site is within an existing group of buildings or well screened.

The site is situated within the countryside and within the East Hampshire Area of Outstanding Natural Beauty where additional dwellings, including mobile homes, will be resisted unless essential for agricultural workers.

The principle of the mobile home is, therefore, acceptable, subject to the provisions of Policy CE19 and subject to the impact on the landscape character of the area.

Consideration under Policy CE19

The Agricultural Consultants, Bruton Knowles, have considered the report submitted with the planning application and concluded that, whilst the applicant has demonstrated his intention and ability to develop the enterprise, the functional need for the mobile home is not proven due to the age of the calves being brought in and the scale/hardiness of the suckler herd. Furthermore, the financial test is not satisfied as information is required regarding the source of financial data; and, finally, Bruton Knowles consider that there could be alternative accommodation available within 5 minutes drive. Accordingly, the proposal does not satisfy the provisions of Policy CE19, nor the advice contained in PPS7.

Impact on character of area

The main focus of the farm appears to comprise two existing dwellings (both within the blue line of the application) one called 'The Cottage', and one called 'Little Denmead Farm' and a group of farm buildings to the east of these dwellings, which are in close proximity. The mobile home is remotely situated from the two existing dwellings on a slighted elevated and very open and visually prominent location. The revised plans show a planting scheme to include a tree screen for the mobile home to the north and a new hedgerow to the north and west to further integrate the building into the landscape. It is considered that the revised plan has overcome the second reason for refusal of planning application ref: 07/03129/FUL and the new planting would enhance the landscape character of the AONB in accordance with Policies CE5 and CE6.

Conclusion

The proposal does not satisfy the functional and financial tests required by Policies CE19 and PPS7 and is recommended for refusal.

Recommendation

Application Refused

Reason

1. The proposed development is contrary to Policy CE.19 of the Winchester District Local Plan Review in that it would result in a residential mobile home within the countryside and within the East Hampshire Area of Outstanding Natural Beauty for which there is no overriding justification.

Informative

1. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: E7

Winchester District Local Plan Review 2006: CE.5, CE6 and CE.19.