

PLANNING DEVELOPMENT CONTROL COMMITTEE

28 August 2003

TEMPORARY TIMBER HUTS FOR GAME BIRDS, PONDSIDE FARMHOUSE, NEW ROAD, MEONSTOKE REF WAG/253

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Reginald Hawks Tel No: 01962 848575

RECENT REFERENCES:

Item No. 25 – Planning Development Control Committee, 24 July 2003

EXECUTIVE SUMMARY:

At its last meeting, the Committee considered an application for the erection of a number of rows of temporary timber huts for game birds, together with mobile rest room facilities, storage containers, calor gas cylinders and feed water containers on land to the west of Pondside Farmhouse, New Road, Meonstoke.

For Members' information, the previous report on the application is attached as an appendix to this report. Members resolved that they would wish to refuse the application and that a report should be brought back to this meeting with possible reasons for refusal. Members felt that planning permission for the above development, already undertaken on the site as unauthorised development, should be refused and not given a temporary conditional consent. The site is in a highly visible location within the East Hampshire AONB, the proposed development would detract from the visual amenity and natural beauty of the area.

Officers remain of the view that the application should be granted for a temporary conditional consent. This report also sets out possible reasons for refusal, which Members could adopt if they consider that the application should be refused.

**RECOMMENDATIONS:**

- 1 That the application be approved, subject to the conditions and other matters set out in the original recommendation, as shown in the extract from the officer report in the Appendix.
- 2 That if Members are minded to refuse the application, the reasons for refusal be as set out in Paragraph 2.2 below as follows:-

The proposed development is contrary to policies C1 and E6 of the Hampshire County Structure Plan Review and proposals C1, C7, EN5 and EN7 of the Winchester District Local Plan, and would be likely to prejudice the emerging countryside and natural environment policies of the Winchester District Local Plan Review in that it would represent an undesirable intrusion into an area of countryside which has been designated an Area of Outstanding Natural Beauty.

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## REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

### DETAIL:

#### 1 Introduction

- 1.1 At its last meeting, the Committee considered a report from officers concerning an application for the erection of a number of rows of temporary timber huts for game birds, together with mobile rest room facilities, storage containers, calor gas cylinders and feed water containers on land to the west of Pondsides Farmhouse, New Road, Meonstoke, reference WAG/235.
- 1.2 Officers recommended approval of the application, subject to conditions, as set out in the original officer recommendation. For Members information, the relevant extracts from the last committee report, including the original recommendation, and conditions, are attached as Appendix to this report.
- 1.3 At committee, officers explained that granting consent for a temporary period would be an effective way of removing this unauthorised development as if the site was not cleared by the required time, a breach of condition notice could be served and there would be no right of appeal. The service of an enforcement notice on the other hand would take much longer as there was a right of appeal and the decision made would be outside the control of the local planning authority.
- 1.4 Members considered the application and were minded to refuse the application. Members felt that the proposed development, which has already been carried out as unauthorised development, would be highly visible within the East Hampshire AONB and detract from the visual amenity and natural beauty of the area.

#### 2 Current Position

- 2.1 Since the last meeting, officers have considered the concerns raised by Members.
- 2.2 Although officers remain of the view that the application should be granted, for the reason set out above, it is considered that the following is a possible reason for refusal:-

*“The proposed development is contrary to policies C1 and E6 of the Hampshire County Structure Plan Review and proposals C1, C7, EN5 and EN7 of the Winchester District Local Plan, and would be likely to prejudice the emerging countryside and natural environment policies of the Winchester District Local Plan Review in that it would represent an undesirable intrusion into an area of countryside which has been designated an Area of Outstanding Natural Beauty”.*

### 3 Decision Required

- 3.1 Having indicated at the last meeting that they were minded to refuse the application, and taking account of the information in this report, Members may either:
- (a) approve the application, subject to conditions and other relevant matters, or
  - (b) confirm their previous view, and refuse the application, specifying suitable reasons for refusal.

#### OTHER CONSIDERATIONS:

#### 4 CORPORATE STRATEGY (RELEVANCE TO):

- 4.1 Looking after the natural and built environment is a core objective.

#### 5 RESOURCE IMPLICATIONS:

- 5.1 If the application is refused unreasonably, the Council may be required to pay costs to the applicants.

#### BACKGROUND DOCUMENTS:

Application form, plans, site visit notes and photographs, and any supplementary information included with the application.

#### APPENDICES:

Extract from the previous report to Committee on the application.

**COPY OF REPORT TO 24 JULY COMMITTEE****APPENDIX****TEMPORARY TIMBER HUTS FOR GAME BIRDS  
PONDSIDE FARMHOUSE, NEW ROAD MEONSTOKE.**History

None

PolicyDEVELOPMENT PLAN

HCSPR – UB3, R3, C1, C2, E6, E7  
 WDLP – C1, C2, C7, C12, EN5, EN7  
EMERGING DEVELOPMENT PLAN

WDLP Review Deposit and Revised Deposit 2003 - DP3, DP5, C1, C6, C7, C15  
OTHER MATERIAL CONSIDERATIONS

PPG7

Consultations

Enforcement: The development has been undertaken without the benefit of planning permission. It would appear that the applicant is unwilling to clear the site or remove the structures before the end of the breeding season. Although the proposal is an inappropriate form of development within the AONB, in the light of this information, it is considered a more appropriate course of action would be to grant a temporary conditional consent requiring the applicant to clear the site within 1 month of the use ceasing. If the applicant does not comply with this condition, a breach of condition notice could be served. Whereas, if the application is refused and an Enforcement notice served, the applicant could appeal against the Enforcement notice, which would be less advantageous in this case.

Representations

Corhampton and Meonstoke Parish Council: Support  
 4 letters of objection from neighbouring residents in New Road Meonstoke and locality on grounds of unsightly structures in the AONB detrimental to the visual quality of the area, overlooking and deposit of associated rubbish. Comment that although they understand the farmer's need to diversify, concern that these unsightly structures could be made less obtrusive by using camouflage colours.

**Assessment**

The site is located north east of Brockbridge on land to the north of Watton Lane within the East Hampshire AONB. The site comprises a field measuring 12.19ha to the west of Pondsides Farmhouse and adjoining former poultry sheds. The land is in an exposed location on rising ground above the Meon Valley. It is partly contained by a mature hedgerow on the eastern boundary and a row of trees along the southern boundary fronting Watton Lane. The area covered by the pheasant rearing pens is shown as being towards the northern half of the field, against a backdrop of the mature hedgerow along the eastern boundary. However, the landscape

context of the area is open arable land with views into the site from Corhampton Down to the west and from Watton Lane/New Road nearer the site.

At the time of the submission of the prior notification application, the majority of the pens were in kit form and the mobile restrooms/caravans were on site, but not yet in use. Since then, the pheasant pens have been laid out in five or six rows in a east to west direction comprising approximately 30 timber sided huts, each with a blue canvass canopy and wire run, to each row. On the headland at the top of the site, there are two mobile homes/restroom caravans painted a suitable muted colour, another covered trailer and a soft-top feed trailer. Attached to each hut is a calor gas cylinder and a series of water butts raised on wooden frames to provide watering facilities.

Prior to the erection of these pheasant rearing pens, the applicant was informed that full planning permission would be required for this proposal, as it was not related to an agricultural activity and the pens would have to be affixed to the ground. Notwithstanding this, a prior notification application was submitted for temporary wooden huts for game birds (May – September). The Local Planning Authority responded to this application by issuing a decision notice stating that formal approval was required on the basis of: -

- The ground area covered would exceed 465sqm;
- The proposed development would be within 400m of a protected building;
- The site is in an isolated location within the East Hampshire AONB and unrelated to any established group of buildings so would be detrimental to the visual amenity of the area; and
- Insufficient detail has been provided to demonstrate the means of construction, size of site required and finished materials for the proposed caravans. In the absence this detail, the Local Planning Authority is not satisfied that the proposed development can be implemented without harm to the visual amenity of the area, which is designated an Area of Outstanding Natural Beauty.

No additional information has been forthcoming, but the applicants have stressed that additional measures have been undertaken to tone down the use of bright colours on the huts, and that the proposal is for a temporary use only for a period during the Summer, after which they intend to clear the site and continue their search for a permanent venue elsewhere for this rural enterprise.

When assessed against the countryside and environment policies of the WDLP, it is considered the proposal will have a adverse effect on the landscape quality of the AONB, being in an exposed location visible from Watton Lane and New Road, Meonstoke, and in views from further afield to the west, such as Corhampton Down. On this basis, if this were for a permanent facility, the recommendation would be to refuse the application for the reasons set out above. However, as the use is already in existence and temporary permission only is sought, it is considered expedient to grant conditional permission for the remainder of the current season, and include conditions requiring re-instatement of the site as an arable field following expiry of the permission. Therefore, for the reasons set out above, your officers recommend planning permission be granted for a temporary period expiring on 30<sup>th</sup> September 2003.