

Planning Committee

Update Sheet

16/07/20

The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.



Working in Partnership



Item No	Ref No	Address	Recommendation
7	20/00485/FUL	Stables On Land At Corner Of Forest Road And Lower Crabbick Lane, Denmead,	Permit

Officer Presenting: Rose Lister

Public Speaking

Objector: None

Parish Council representative: Cllr Kevin Andreoli

Ward Councillor: None

Supporter: None

Update

Since the publication of the report, further clarification is provided on the following:

To be included in Principle of Development section (page 19),

- MTRA4 allows for the onsite expansion of existing uses to meet an operational need. The site has been used as a private horse paddock with stables. The proposal has segmented part of the existing paddock for use as a commercial dog park.
- The following paragraph should be included in the Principle of Development section (page 19) not the Impact on character of area and neighbouring property (page 20):

It is considered that, while the use could be accommodated within a settlement boundary, the nature of the use for dog exercise could result in noise from dogs using the site. As settlements are more densely populated it is likely that a use such as this would result in noise issues to neighbouring users within the settlement boundary. Large areas of open space such as fields are also necessary to accommodate the proposed use. It is therefore considered that the proposal is an acceptable use within the countryside. However, it is considered that a general D2 use would not be appropriate for this location as this would allow other recreation uses taking place without adequate control. As such a condition recommending the restriction of the use of the site as a dog park and training within the D2 class (condition 1).

To be included in Impact on character of area and neighbouring property section (page 20):

- The proposal is for a commercial dog park.
- No additional buildings are proposed.
- The fence installed on the south west corner of the site is approximately 1.8m high.
- The proposal does not include a dog waste bin; users are expected to take their pet's waste with them for disposal off site. This is advertised around the site and on the applicants Facebook page.
- Concerns were raised in regard to the loss of the hedge along Forest Road. This has been considered in the paragraph beginning '*The site has been secured with close board fencing...*'

To be included in the Highways/Parking section (pages 20/21)

- Forest Road is a C class road. The height of the installed fence is approximately 1.8m. It is not considered that the fence will obstruct visibility at the junction of Lower Crabbick Lane and Forest Road.
- The Highways officer raised no objection.

Item No	Ref No	Address	Recommendation
7	19/02736/FUL	Land West Of Gravel Hill, Shirrell Heath, Hampshire	Permit

Officer Presenting: Curtis Badley

Public Speaking

Objector: James Cain

Parish Council representative: None

Ward Councillor: Cllr Bentote

Supporter: Nick Billington - Agent

Update

Insertion of additional informative to read as follows:

8 Japanese Knotweed is a highly invasive non-native weed that has been reported on or near this site. It is capable of structural damage and its disturbance may cause it to spread which is an illegal offence noted within the Wildlife and Countryside Act 1981. The applicant is recommended to produce a site survey for the presence of Japanese Knotweed prior to the commencement of development in order to prevent its spread

Item No	Ref No	Address	Recommendation
9	SDNP/20/01018/FUL	Moris Farm, Hurst Lane, Owslebury, Winchester, Hampshire, SO21 1JQ	Permit

Officer Presenting: Lisa Booth

Public Speaking

Objector: John Chapman

Parish Council representative: Cllr Paul Phillips

Ward Councillor: None

Supporter: Alexandra Webb – Agent, Nick Culhane – Highways consultant

Update

Since the publication of the report, further clarification is provided on the following:

- The mobile field shelters on the site are not considered to require planning permission, due to their ability to be moved.
 - The site area is nearly 10 acres (4 ha/9.88 acres) and the general rule of thumb is 1 acre per horse, so there is sufficient land for the applicant's horses.
 - The LPA is not aware of what the applicant's intentions will be in regard to whether they will or will not withdraw the current appeal on the previously refused application, should this application be granted.
 - Clarification of distances to the nearest dwelling are as follows, which are correct when measured on scaled plan 1:2500 on A4
 - Nearest corner of riding arena to corner of nearest neighbours boundary = 70m
 - Nearest corner of riding arena to corner of nearest neighbours dwelling = 175m
 I am unable to clarify which points the Parish Council took their measurements of 50m from.
 - The owners of the application site use the existing northern access and will continue to do so. I am not aware that they use both or will do in the future, as the southern access does not access their land, this is in separate ownership.
 - In regards to condition 2, livery would be excluded as the use of the barn/manege is restricted to private recreational use by the owners of the land.
- The application site would limit the number of horses (9.88 acres), so it is not considered necessary to limit the number of horses by condition (In regards to animal welfare they would consider approximately 8-9 horses would be acceptable on the site).
- Condition 2 limits the use of the barn and manege for private recreational use by the owner of the land.
- Condition 7 does not remove rights for residential, use of tents, etc. They would need planning permission in their own right for a dwelling and would need pp for a tent/camping if over 28 days in a calendar year. It is not reasonable to apply conditions to restrict development that is covered by other legislation.
 - The plans on page 81 and 82 have been updated to show the northern access for the application site and the southern access serving the adjoining site in different ownership.

There is also a correction to a typing error on 65 which should read "minded" and not "mined".

End of Updates