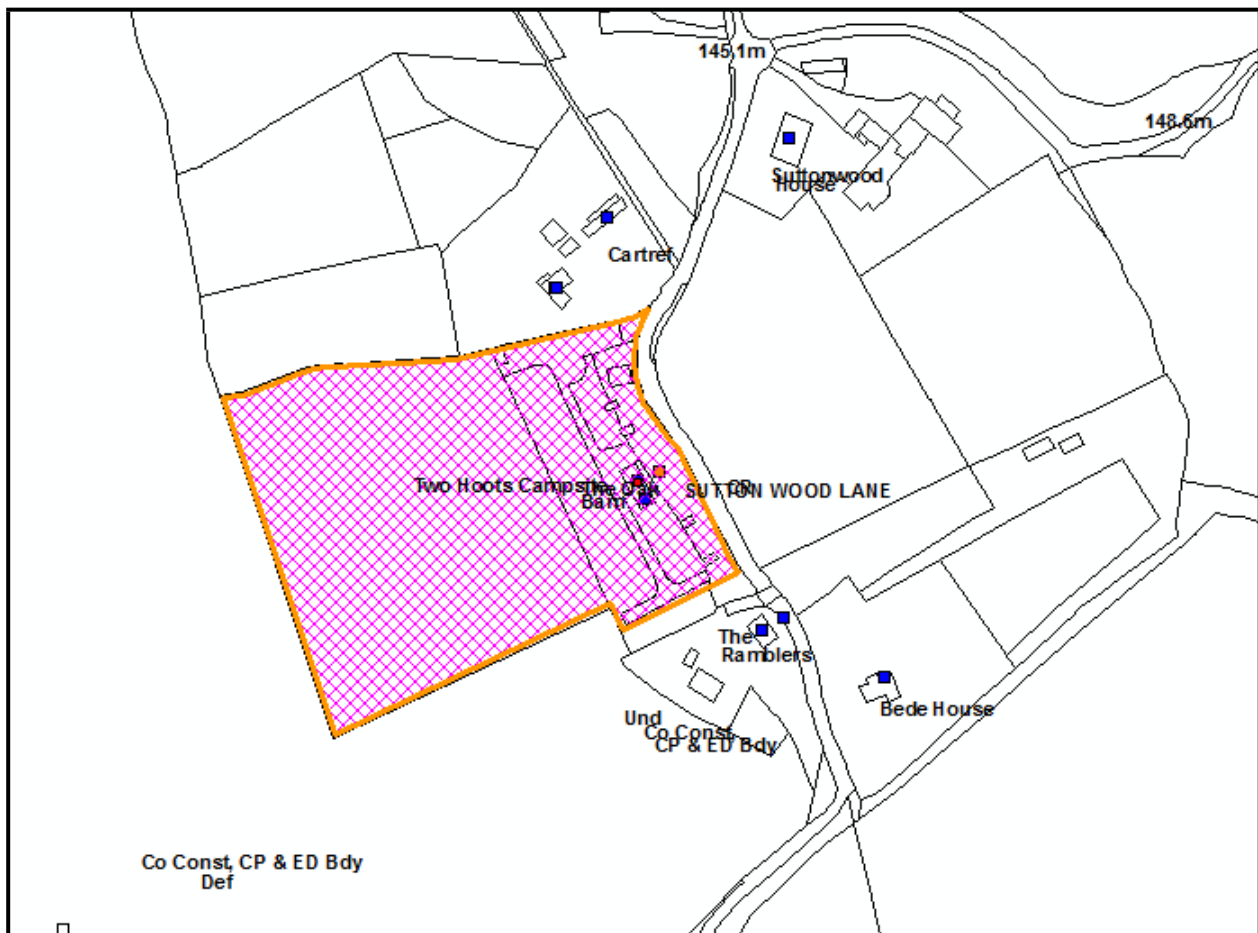


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 18/02331/FUL  
**Proposal Description:** Change of use from existing barn building with permanent warden accommodation to residential use and erection of toilet & shower block (amended).  
**Address:** Two Hoots Campsite, The Oak Barn Sutton Wood Lane Bighton SO24 9SG  
**Parish, or Ward if within Winchester City:** Bighton  
**Applicants Name:** Mr David Parham  
**Case Officer:** Alexander Strandberg  
**Date Valid:** 6 November 2018  
**Recommendation:** Application Refused



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**General Comments:**

The application is reported to Committee due to the number of public representations received contrary to the Officer's recommendation.

**Site Description**

Two Hoots is a campsite located to the southeast of Bighton on the eastern boundary of Winchester District. The site is accessed from Sutton Wood Lane, where a gravel track leads to car parking on site and the main reception building that currently houses permanent warden accommodation, an office and the toilets and shower rooms.

The site comprises largely of an open grass field, with views of White's wood and open fields to the west. On the northern boundary of the site, there are two Shepherd's Huts, while there are four camping pods on the eastern boundary adjacent to the main reception building.

The area is rural in character, being surrounded by open fields to the west and east. To the north and south of the property there are a number of residential dwellings.

**Proposal**

The application concerns the change of use of the main barn style reception building with permanent warden's accommodation and toilet blocks to residential accommodation. It further seeks to erect a separate toilet and shower block to the north of the main building adjacent to the gravel track leading to the car parking spaces.

**Relevant Planning History**

09/02070/FUL - 4 no. Timber framed pod structures: Ancillary utility block to provide ground floor toilet, shower, laundry, communal room facilities with 3 bay garaging/secure storage for the holding and first floor admin office, create access within site and other associated works (RESUBMISSION). Permitted: 17.03.2010.

10/02200/NMA - (MINOR AMENDMENT to Planning Permission 09/02070/FUL) 4 no. Timber framed pod structures: Ancillary utility block to provide ground floor toilet, shower, laundry, communal room facilities with 3 bay garaging/secure storage for the holding and first floor admin office; Move part of the rear wall out but keeping it within the footprint of the building; Change positions of door and window. Permitted:

11/00302/NMA - (MINOR AMENDMENT to Planning Permission 09/02070/FUL) 4 no. Timber framed pod structures: Ancillary utility block to provide ground floor toilet, shower, laundry, communal room facilities with 3 bay garaging/secure storage for the holding and

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first floor admin office; Alterations to fenestration; re-positioning of 1 pos. Permitted: 07.03.2011.

13/02171/FUL - Change of use to 5 touring pitches and 10 tents, addition of 2 no. shepherds huts and erection of a storage shed/barn. Permitted: 22.11.2013.

13/02782/FUL - Change of use of part of campsite building to warden/managers accommodation. Permitted: 11.02.2014.

15/00269/NMA - (MINOR AMENDMENT to Planning Permission 13/02782/FUL Change of use of part of campsite building to warden/managers accommodation) Alterations to rooflights and addition of bath to wardens/managers accommodation. Permitted: 05.05.2015.

## **Consultations**

### WCC Engineers: Drainage:

- The site is within Flood Zone 1 and is at very low risk of surface water flooding.
- The addition of new toilets and showers is not sustainable and would potentially increase emptying frequency.
- Surface water drainage should be provided for the new building.

### WCC Engineers: Highways:

- The application does not appear to include any significant highway implications, therefore there are no objections.

### Southern Water Engineer:

- The applicant is advised to consult the Environment Agency directly regarding the use of a cess pit.
- There are no public surface water sewers in the area. Alternative means of draining surface water from this development are required.

### WCC Economy, Arts and Tourism Team:

- Development is in line with the economic strategy's vision to encourage business opportunities and jobs.
- MTRA4 supports proposals that reuse rural buildings for employment and tourist accommodation or the redevelopment facilitates the expansion of on-site established businesses.
- Winchester District has a lack of camping accommodation; we are unable to offer camping enquiries a choice of accredited accommodation so we need to support the business offering this type of experience.
- The business is a member of the Destination Management Partnership and is advertised in the South Downs Visitor Guide. They are also accredited by WCC Visit Winchester and the Hear of Hampshire Assessed Accommodation.
- The business is known for its green credentials and is award winning.

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**Representations**

Bighton Parish Council:

- No objections

8 Letters from 8 addresses received supporting the application for the following reasons:

- The ongoing success of the business
- Makes the campsite more sustainable
- Right to a good quality of life
- Benefits to the local economy
- The site requires year round accommodation for on site management and maintenance
- Requires minimal alterations
- Helps the business grow

**Relevant Planning Policy**

Winchester Local Plan Part 1 – Joint Core Strategy

- MTRA4 – Development in the Countryside
- CP8 – Economic Growth and Diversification
- CP13 – High Quality Design

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM10 – Essential Facilities and Services in the Countryside
- DM11 – Housing for Essential Rural Workers
- DM13 – Leisure and Recreation in the Countryside
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM23 – Rural Character

National Planning Policy Guidance/Statements

National Planning Policy Framework 2018

**Planning Considerations**

Principle of development

The application site is outside of a defined settlement boundary and is therefore within the countryside under development plan policies.

In this area, policy MTRA4 (Development in the Countryside) of the Local Plan Part 1 allows proposals which have an essential or operational need for a countryside location. The policy also permits proposals for the reuse of existing rural buildings for employment,

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tourist accommodation, community use or affordable housing as well as the expansion or redevelopment of existing building to facilitate the expansion on-site of an established business or to meet an operational need.

It has been established in the course of assessing the proposal that on-site accommodation is considered to have previously facilitated the expansion of the business of the Two Hoots campsite as well as having met an operational need. This has been achieved through the granting of planning permission for warden accommodation on site within a previous application, 18/02331/FUL. As warden accommodation currently exists on site, to cater for customer demands and emergencies, this residential operational requirement has already been met. The change of use is therefore not considered to constitute a further operational need as defined within policy MTRA4.

Furthermore, as the change of use to residential cannot be permitted for the reasons set out above, the erection of a separate toilet block would not be considered to meet an operational need. As the toilet block still exists as part of the main building on the site, there is no operational need to move it providing the proposed change of use is refused.

Impact on character of area and residential amenity of neighbouring properties

The property is located outside a defined settlement boundary and as such, the area surrounding the application site is rural in character. The proposed change of use would largely involve internal development; the impact upon the change from a barn style building to residential accommodation would have no significant impact upon the character of the surrounding area in accordance with DM23. As the building currently houses permanent warden accommodation, it would also be unlikely that the proposed change of use would have any detrimental impact upon the residential amenity of neighbouring properties.

The proposed toilet/shower block would be constructed using timber cladding and a green corrugated steel pitched roof. These materials would reflect the rural setting of the property as well as the architectural design of the existing buildings on the site. The property is bounded to the north, east and south by tall vegetation and to the west by open fields.

The proposed development would be screened from Sutton Wood Lane and from neighbouring properties. As such, the proposed shower/toilet block would not result in any unacceptable adverse impacts on adjoining properties by reason of overlooking, appearing overbearing or by loss of light.

**Recommendation**

Planning permission is refused for the following reason:

1. The proposal is considered to be contrary to the Council's Spatial Strategy for new housing and policy MTRA4 of the Winchester District Local Plan Part 1 Joint Core Strategy as it would represent an undesirable additional dwelling for which there is no overriding

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justification in an area of countryside. In addition the proposal is considered to be contrary to policies DM10 and DM11 of the Winchester District Local Plan Part 2 in that the proposed change of use to residential does not provide for an essential facility or service to serve a local community nor does it support an existing agricultural activity whereby an operational and functional need would be met.

**Informatives**

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

WD Local Plan Part 1 (2013): DS1, MTRA4, CP8, CP13

WD Local Plan Part 2 (2017): DM10, DM11, DM13, DM15, DM16, DM17, DM23

02 In accordance with paragraph 38 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;

- updating applicants/agents of any issues that may arise in the processing of their application.
- In this instance the applicant was updated of any issues after the initial site visit.