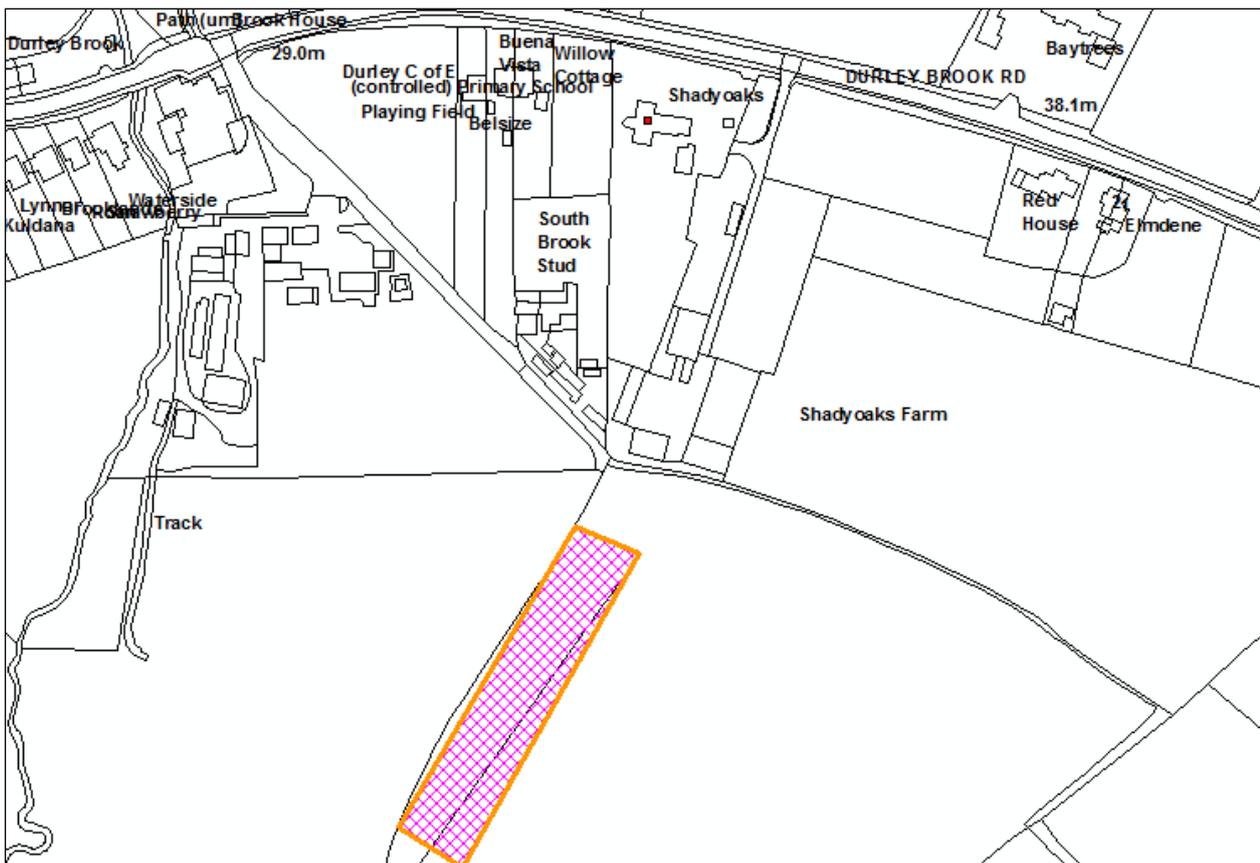


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/01415/FUL  
**Proposal Description:** Use of land for storage of caravans/camper vans in addition to the agricultural use which would be retained  
**Address:** Shady Oaks Farm Durley Brook Road Durley SO32 2AR  
**Parish, or Ward if within Winchester City:** Durley  
**Applicants Name:** Mr & Mrs C Reeves, Mr & Mrs R Reeves  
**Case Officer:** Liz Marsden  
**Date Valid:** 28 June 2019  
**Recommendation:** Refuse



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 19/01415/FUL

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**General Comments**

Councillor Steve Miller, request for application to be determined by Planning Committee, see Appendix 1

**Site Description**

The site is an area of around 0.4ha, located along the western edge of a larger open field, from which it has been separated by a post and rail fence. It is long and narrow in shape (30m wide x 130m long) and would provide parking for two rows of caravans/camper vans, either side of a central access track. There are already a number of vehicles parked along the eastern side of the site, with the western side current just laid to grass with a wire fenced area at the northern end containing a few structures to house chickens.

The surrounding area is predominantly rural in character and appearance, with the site set approximately 200m from Durley Brook Road to the north. There is a solid, tall, metal gate blocking the access to the site from the southern part of the courtyard. The site is fairly level, with further open fields to the west, separated by a hedge, and to the south beyond a line of mature trees. A public right of way crosses the access to the site, to the south of the farm buildings, and continues across the open field to the east. The nearest unconnected residential property is Durley Brook Farm, around 130m to the north west of the site, with further dwellings along Durley Brook Road being a minimum distance of 200m away.

**Proposal**

The application is partially retrospective in that there are already a number of caravans on the site and the proposal would seek to increase this number to 60. Access to the site is via the existing farm access from Durley Brook Road, through a courtyard of farm buildings, some of which were formerly used as granite workshops. At the southern end of the courtyard there is a solid, tall, metal gate which blocks the access to the caravan site. There is a gravelled track through the centre of the site and an area laid to scalping near the gate to the site. It is confirmed in the supporting information that the remainder of the site will be retained as a grassed surface with no proposals for hard surfacing.

Additional hedge planting is proposed along the northern and eastern boundaries of the site, with supplementary planting along other field boundaries.

**Relevant Planning History**

There is no planning history relevant to the part of the farm on which the site is located.

**Consultations**

WCC Enforcement:  
no comment

HCC Engineers: Highways:

The site is accessed from a classified road subject to a 30mph speed limit. It is not considered that the modest increase in vehicle movement resulting from the storage of caravans and campervans would result in a detrimental impact on the safety or operation of the local highway network.

**Case No: 19/01415/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

WCC Landscape: Landscape

Objection – unacceptable impact on rural character. The storage of caravans in an open field is a form of urban fringe encroachment into the countryside and, whilst the site might not be visible from the road it can be seen from the public footpath, the introduction of incongruous features will detract from the rural character of the area contrary to Policy DM23 of the Local Plan Part 2.

WCC Strategic Planning:

Objection. The proposed development would be contrary to policies DS1, MTRA4, CP8 and CP10 of Local Plan Part 1 and policy DM23 of Local Plan Part 2.

‘The site is not currently in authorised commercial or storage use, but is within the open countryside. There is no requirement for the development to be in this location. Uses of this nature and scale would generally be considered as harmful to the preservation of the countryside. Caravan storage sites are typically situated within or adjacent to existing built-up areas or development. The proposal would represent an unnecessary intrusion into the countryside, detrimental to the rural character’.

**Representations:**

Cllr Steve Miller

- Support. There is a need for farms to diversify and Council to support rural business. Full comments appended to this report.

Durley Parish Council

- Understand that farmers need to diversify and do not object but there needs to be a cap on the numbers of caravans stored in order to protect rural views. Would also welcome screening to protect residents living close to the site.

3 letters of support received in response to the application setting out the following material planning considerations:

- Storage is in a non-intrusive position and well laid out.
- Secure caravan storage facilities in short supply and proposal will provide a useful service.
- Will enable caravans to be kept off roads where they are less safe and cause problems with parking.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

MTRA4 – Development in the Countryside

CP8 - Economic Growth and Diversification

CP10 - Transport

CP13 – High Quality Design

CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM15 – Local Distinctiveness

**Case No: 19/01415/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

DM16- Site Design Criteria  
DM17- Site Development Principles  
DM18- Access and Parking  
DM19- Development and Pollution  
DM20 – Development and Noise  
DM23 – Rural Character  
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

National Planning Policy Guidance/Statements:

National Planning Policy Framework

**Planning Considerations**

Principle of development

The site is located outside any settlement boundary and is within the countryside for policy purposes. Policy CP8 (Economic Growth and Diversification) supports development where it accords with the spatial strategy, outlined in Policy DS1 (Development Strategy and Principles), which aims to maintain the rural character of the rural areas. In this case, it is not considered that the open storage of caravans, a use entirely unrelated to the farming of the site, would maintain the rural character of the area and the proposal would therefore be contrary to DS1 and CP8. This issue is discussed in more detail in subsequent sections of this report.

Policy DM1 (Location of New Development) makes it clear that in areas outside of settlement boundaries, only development appropriate to a countryside location will be permitted as specified in relevant countryside policies, in this case MTRA4.

Policy MTRA4 allows for some types of commercial development under limited circumstances:

- where there is an operational need for a countryside location,
- where the proposal is for the reuse of an existing rural building (for a limited range of particular uses) or
- where the development comprises the expansion or redevelopment of existing buildings in relation to the expansion on-site of established businesses, or to meet an operation need or
- Where the development comprises small scale sites for low key tourist accommodation

The proposed development for the use of land for the storage of caravans is not one that has an operational need for a countryside location. The proposal is not for the reuse of a rural building and is not the expansion or redevelopment of an existing building. It is not related to tourism. It is therefore not considered that the development proposed falls within MTRA4 and there is no policy justification for the proposed use.

Design/layout

The site will provide two long rows, either side of a central track, on which caravans are to be parked and the proposal is the simplest and most effective way of maximising the number of units that can be accommodated on the site. A level of security is provided by the locked gate into the site and by a further gate, constructed of sheet metal, which obscures any possibility of views into the site from the road.

**Case No: 19/01415/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Impact on character of area and neighbouring property

Whilst there are a number of properties along Durley Brook Road from which glimpses of the site can be obtained, it is at a sufficient distance to ensure that there is no direct or unacceptable impact on the visual or other residential amenities of these properties. The use of the site is limited to storage and therefore, other than owners dropping and picking up their caravans, there will be minimal disturbance from activity on the site.

It is also accepted that there will be restricted views from the main road, due to intervening hedges and trees. However, the lines of predominantly white caravans will be an incongruous and intrusive feature in views from the footpath which crosses the field in which the site is located. It should also be noted that the footpath is shown as running along the northern and half of the south eastern boundaries, from where the site would become obscured by the higher land level in the centre of the field. However, the definitive line of the footpath cuts across the corner of the field on the higher land, retaining views of the application site for a greater distance. The vehicles stored within the site are clearly visible from this footpath, appearing as incongruous and intrusive features which detract from and are harmful to the attractive rural character of the area.

Landscape/Trees

Additional native hedge planting is proposed to screen exposed boundaries of the site together with additional supplementary planting along the northern boundary of the wider field adjacent to the footpath. However, as the footpath, shown on the submitted plan as running along the northern and south eastern boundaries of the field, lies on the southern side of the boundary this supplementary planting will not serve to screen the site from the footpath, though may provide additional screening from properties to the north. The planting along the boundaries of the site will provide little screening from the footpath in the short term and, given the average height of campervans of around 3m, unless the planting is robust and maintained at a higher level than usual for hedgerows, it will not provide effective screening of the site

Highways/Parking

The Highways officer has not raised an objection to the proposal in terms of the increased use of the access to Durley Brook Road and its impact on highway safety. The majority of the caravans are used only occasionally and therefore there will be limited vehicle movements associated with the use. It is confirmed by the applicant that the customers are only able to deliver or collect their caravan during daylight hours and that these movements will usually occur outside peak travel times. It is not therefore considered that an objection on highways grounds could be sustained.

**Recommendation**

Refuse for the following reasons:

1. The proposed development would result in a commercial open storage use, in a rural area, for which there is no operational or functional need for a countryside location. The development is therefore contrary to Policy MTRA4 of Winchester Local Plan Part 1 – Joint Core Strategy.
2. The development by reason of its size and location represents an incongruous and visually intrusive feature to the detriment of the character and appearance of the rural area.

**Case No: 19/01415/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Informatives:**

1. In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
  - offer a pre-application advice service and,
  - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.In this instance a site meeting was carried out with the applicant and the agent was kept informed of the progress of the application.
  
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
  - Local Plan Part 1 - Joint Core Strategy: DS1, MTRA4, CP8, CP10, CP13, CP20
  - Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM19, DM20, DM23, DM24

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Appendix 1.

**City Councillor's request that a Planning Application be considered by the Planning Committee**

<b>Request from Councillor:</b> Steve Miller
<b>Case Number:</b> 19/01415/Ful
<b>Site Address:</b> Shady Oaks, Durley Brook Road, Durley SO32 2AR
<b>Proposal Description:</b> Use of land for storage of caravans/campervans
<b>Requests that the item be considered by the Planning Committee for the following material planning reasons:</b>  That this is diversification of a small farm business and the need for the Council to support rural business. It is supported by the Parish Council and have several letters of support proofing there is a need for such storage.  Preferred outcome that it is granted permission.

Case No: 19/01415/FUL