

P/18/0154/CU

MR MARK FEHRENBACH

PORTCHESTER WEST

AGENT: MR MARK
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CHANGE OF USE OF ADDITIONAL LAND FROM AGRICULTURE GROUND TO
CARAVAN STORAGE

55 CONDOR AVENUE FAREHAM PO16 8PP

Report By

Arleta Miszewska 01329 824 4666

Site Description

This application relates to an area of land situated immediately beside and to the south of an existing area of caravan and boat storage at Condor Farm, just beyond the southern end of Condor Avenue, Fareham.

The application site comprises grass paddocks set within low embankments that have some existing planting upon them. To its west and south are open fields and more enclosed paddocks to the east.

The application site would be accessed from the existing access to the site at the end of Condor Avenue. Condor Avenue is accessed from the A27.

Description of Proposal

It is proposed to change the use of land from agricultural to caravan storage.

The proposal would result in the storage of an additional 20 caravans raising the total number of caravans to 60.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

DSP14 - Supporting Sites for Brent Greese and Waders

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

P/11/0356/CU

**CHANGE OF USE OF ADDITIONAL AGRICULTURAL LAND FOR THE
STORAGE OF CARAVANS**

PERMISSION

20/09/2011

<u>P/07/1482/CU</u>	CONTINUED USE OF LAND FOR THE STORAGE OF CARAVANS AND BOATS	
	PERMISSION	14/01/2008
<u>P/05/1101/CU</u>	The Mixed Use of the Land for Agriculture and for the Storage of Caravans and Boats	
	TEMP PERMISSION	11/10/2005
<u>P/04/1880/CU</u>	Use of Small Area of Land for the Storage of Caravans/Boats	
	REFUSE	01/02/2005

Representations

Six letters of representation have been received, including five letters of support and one letter of objection.

Concerns raised are as follows:

- Noise
- Traffic
- Property devaluation

Supporting comments include:

- No extra visual impact and will not detract from existing views at the rear of my property
- Rarely see other caravan owners and caravans using Condor Avenue
- The additional bunds and hedging provide a perfect sheltered habitat for wildlife
- Will have little visual impact compared to the current view
- Many houses in the area have no room to store/park a large object like this, so a storage facility that is secure is a necessity for the area
- A good use of the land.

Consultations

Transport Planner - It is shown that, typically, caravans are taken out three times per season. This would suggest that 60 caravans stored would be likely to generate some 360 'towing' movements and around 360 movements by owners during a year. Averaged over a year, this level of activity would be the equivalent of only some two movements per day, albeit activity at weekends would be expected to be somewhat greater. The increase in the storage level would be expected to increase activity by less than one vehicle movement per day. It is considered that the standard of Condor Avenue is adequate to accommodate the projected increase in vehicular activity. Therefore no highway objection is raised.

Ecology - No ecological information accompanied the application. The consultee has therefore carried out a desk-based assessment. Due to the grazed nature of the field, the ecology officer has no concerns that this development would adversely affect any legally protected species such as reptiles and nesting birds.

Review of the records from the Hampshire Biodiversity Information centre (HBIC) indicates that the Solent Waders & Brent Geese Strategy site F22 is located within the application site. The F22 site has recently been classed as a "Low Use" site with only redshank recorded within the arable field to the south. Natural England should be consulted on this scheme for further comment in respect of the waders and Brent geese.

The site is located approximately 250m north of Portsmouth Harbour SPA (Special

Protection Area), Ramsar and SSSI (Site of Special Scientific Interest) which are notified for important populations of overwintering Brent goose and the presence of mudflats and cord-grass *Spartina* marshes. Due to the distance and nature of the proposed works, no direct impact is anticipated and any indirect impacts on over wintering birds is discussed in the paragraph above.

Natural England - raise no objection and advise that the wider site is identified within the forthcoming Solent Wader and Brent Goose Strategy as a low use site. They have reviewed the scale of the development and the records for the site and have no further comments for consideration.

Environmental Health (Contamination) - no objection.

Planning Considerations - Key Issues

PRINCIPLE OF DEVELOPMENT IN THE COUNTRYSIDE

The principle of the proposed development is considered in light of the aims of Policy CS14 of the adopted Fareham Borough Core Strategy.

Policy CS14 states that:

"Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure."

Condor farm is a 21.5 acre smallholding owned by Hampshire County Council. The applicant has been the County's tenant for 23 years. In the past, the farm was used for growing rhubarb, strawberries and pumpkins. However, this was not sustainable so the farm was diversified to include the storage of caravan business.

The submitted planning statement explains that the farm is currently used for growing barley, however, this also does not prove to be viable due to an uncertain grain market. Hence, this application seeks planning permission to expand the existing caravan storage business in order to support the agricultural use of the farm.

It is considered that the proposed development would be an acceptable form of development within the countryside.

VISUAL IMPACTS

The application relates to the expansion of an existing caravan storage site located within the designated countryside. The extended storage area would be filled with crushed concrete, topped with granite chippings, similar to the existing storage area. It is proposed to create a bund around the perimeter of the site using the excavated top soil. The height of the bund would match the height of the existing bund which has been created around the existing caravan storage area and so would be approximately 1500mm high. It is also proposed to grow a hedge on the bund in order to further screen the site. The site would be partially screened by hedging and other vegetation to the south of the application site.

In light of this and, given the separation distance between the additional storage area and places from which views into the site are possible, the proposal would not have unacceptable visual impacts.

Therefore, the proposal is considered to meet the expectations of Policies CS14 which

prevents development which would have an unacceptable impact on the countryside landscape character or appearance.

ECOLOGY

The site is located nearby the Portsmouth Harbour SPA (Special Protection Area), Ramsar and SSSI (Site of Special Scientific Interest) which is notified for important populations of overwintering Brent goose and the presence of mudflats and cord-grass *Spartina* marshes.

The impact of the proposal on the Portsmouth Harbour SPA has been considered. The Council's Ecologist has concluded that, due to the separation distance and nature of the proposed works, no direct and indirect impacts are anticipated and that the proposed development would not adversely affect any legally protected species such as reptiles and nesting birds.

Turning to impacts on Brent Geese and Waders, the site is not designated as an 'important' or 'uncertain' site in the current Solent Waders and Brent Goose Strategy (2010). The emerging revised Strategy classifies the site as 'Low Use' with only redshank recorded within the arable field to the south of the site. Natural England did not raise an objection in respect of the site being allocated in the emerging Solent Waders & Brent Goose Strategy.

For the reasons set out above, the proposal is considered to be compliant with Policy DSP14 and DSP15.

AMENITY IMPLICATIONS

Concerns have been raised over noise created by caravans and their users. The Council's Environmental Health Officers were consulted on this proposal and raised no objections.

TRAFFIC IMPLICATIONS

Concerns have been raised over the additional traffic created by the proposal. The Council's Highway Officer commented that, on average, caravans are taken out three times per season meaning that 60 caravans stored would be likely to generate some 360 'towing' movements and around 360 movements by owners during a year. It is recognised that activity at weekends would be expected to be greater. Given that the standard of Condor Avenue is adequate to accommodate the projected increase in vehicular activity, the proposal is considered to be acceptable in highway terms.

OTHER MATTERS

A concern has been raised that the proposal would undervalue a property price. However, this is a private matter and not a material planning consideration.

SUMMARY

The proposal accords with Policy CS5, CS14 and CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2, DSP3, DSP13, DSP14 and DSP15 of the adopted Fareham Local Plan Part 2: Development Sites and Policies.

Recommendation

GRANT PLANNING PERMISSION

Conditions:

1) The development shall begin before 23 May 2021.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2) The development shall be carried out in accordance with the following approved documents:

a) Proposed caravan storage, site plan 1:2500;

b) Proposed site layout plan, 1:500;

c) Planning statement.

REASON: To avoid any doubt over what has been permitted.

3) The additional caravan storage use hereby permitted at Condor Farm shall be confined solely to that area edged red on the approved plan.

REASON: To minimise the impact of the storage use upon the character and appearance of this countryside, local gap and urban fringe location and in the interests of highway safety.

4) No caravan shall be moved upon, off and/or into that caravan storage area edged red on the approved plan at any time outside 07:00 hours to 22:00 hours.

REASON: To protect the amenities of the occupiers of the nearby residential properties.

5) No development shall take place until a detailed landscaping scheme identifying all existing vegetation together with the species, planting sizes, planting distances, density, numbers and provision for future maintenance of all new planting, including the material composition, height and positioning of bunding works, has been submitted to and approved in writing by the local planning authority in writing.

REASON: In order to secure the satisfactory appearance of the development; to minimise the impact of the storage use upon the character and appearance of this countryside.

6) The landscaping scheme, submitted under Condition 6 above, shall be implemented within the first planting season following the commencement of the development or as otherwise agreed in writing with the local planning authority and shall be maintained in accordance with the agreed schedule. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

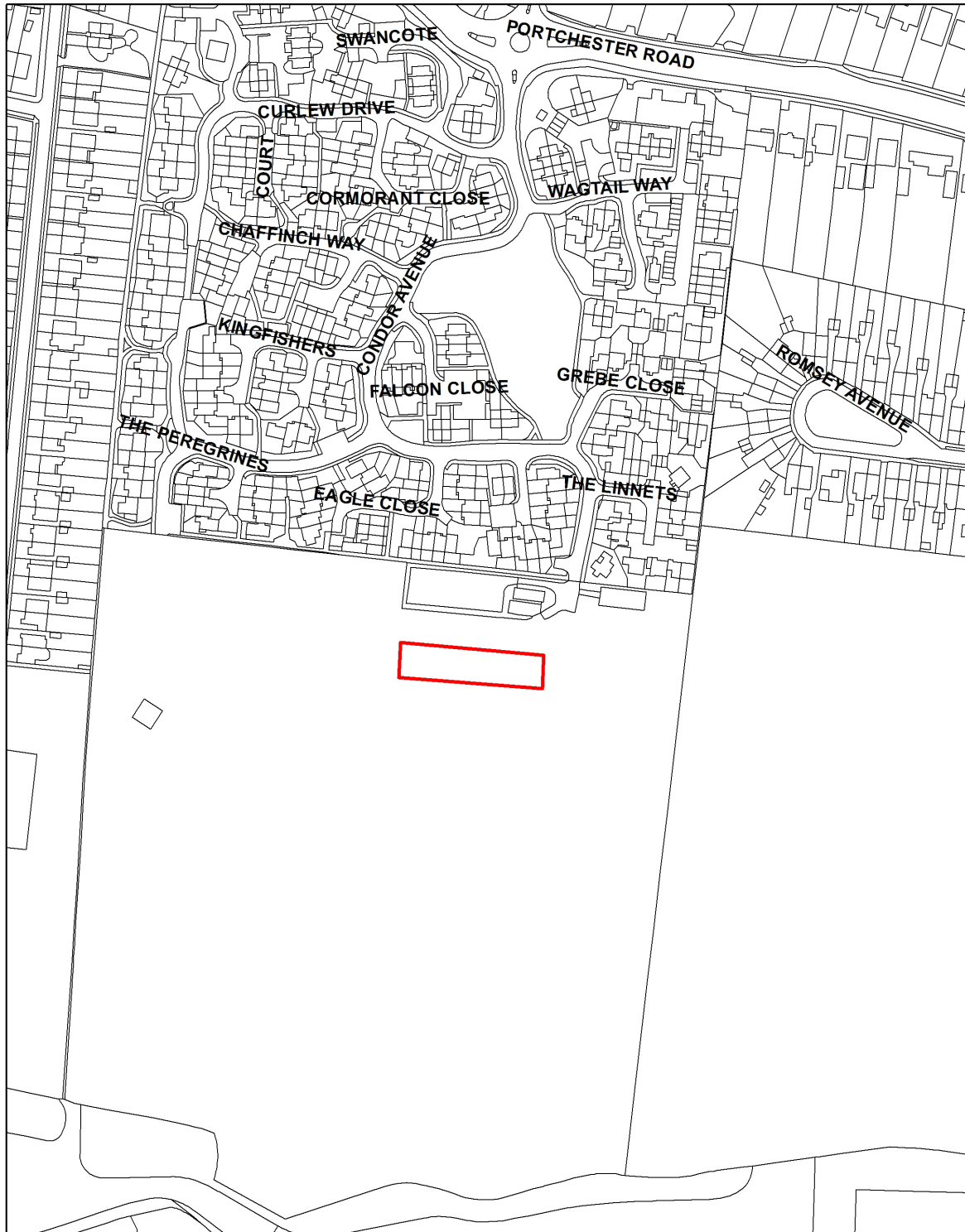
REASON: To ensure the provision, establishment and maintenance of a standard of landscaping and to minimise the impact of the storage use upon the character and appearance of this countryside.

INFORMATIVE TO APPLICANT

Storage comprising no more than 60 caravans only shall occur at any time across the additional caravan storage area edged red on the approved plan and in combination with the existing storage site which was previously granted planning permission under planning application reference P/07/1482/CU and P/11/0356/CU.

FAREHAM

BOROUGH COUNCIL



55 Condor Avenue
Scale 1:2,500



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