

**OFFICER REPORT FOR COMMITTEE - MISCELLANEOUS ITEM**

**DATE: 18/09/2019**

**P/18/0505/FP**

**EDWARD DOHERTY**

**TITCHFIELD**

**AGENT: PHILIP BROWN ASSOC. LTD**

USE OF LAND AS A RESIDENTIAL CARAVAN SITE FOR FIVE GYPSY FAMILIES, (10 CARAVANS), INCLUDING THE LAYING OF HARDSTANDING, FIVE UTILITY BUILDINGS, FENCING AND INSTALLATION OF PACKAGE SEWAGE TREATMENT PLANT

247 TITCHFIELD ROAD, TITCHFIELD, FAREHAM

**Report By**

Peter Kneen – direct dial: 01329 824363

**1.0 Introduction**

- 1.1 This application was determined by the Planning Committee in September 2018, and refused for the following reasons:

*The development would be contrary to Policies CS14, CS17, CS19 and CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP2, DSP15 and DSP47 of the adopted Local Plan Part 2: Development Sites and Policies Plan and in the absence of any objectively assessed need for such a use in this location, it is unacceptable in that:*

*a) By virtue of the noise and disturbance generated by the use of the site, the proposed development would have a harmful effect on the living conditions of neighbours;*

*b) The development would harm the landscape character and appearance of the countryside and fail to respect or respond positively to the key characteristics of the surrounding area;*

*c) The development would adversely affect the integrity of the strategic gap and the physical and visual separation of settlements;*

*d) In the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.*

- 1.2 An appeal against the Council's decision has been lodged with the Planning Inspectorate (PINS Reference: APP/A1720/W/18/3217585), and as such the Council are required to defend the reasons for refusal. However, in December 2018 a subsequent application for three dwellings on the same site

was approved planning permission under application P/18/1193/OA. This report sets out the effect of that decision on the Council's defence of the forthcoming appeal and recommends that Members resolve not to contest some of the previously stated reasons for refusal.

## **2.0 Site Description**

- 2.1 The appeal site is located within the defined countryside, to the west of Titchfield Road (B3334), and is located almost 750m away from the defined Stubbington Urban Settlement Boundary (to the southeast of the site). The site is located along the southern side of a private gravelled track which serves two existing residential properties, and the site is set approximately 180m away from Titchfield Road. The site forms part of the former Grade II Listed Crofton House, the main part of which was destroyed by fire and demolished in 1974, although the western wing remains, and now forms 249 Titchfield Road (to the immediate west of the site).
- 2.2 The site comprises a single storey dilapidated barn/store and is largely laid to gravel, concrete and the former foundations and covered basements of the former Crofton House. The site is bounded by trees, with the trees to the east, south and much of the western boundaries subject to a tree preservation order, as well as peripheral shrubs and plants. The access track, which is gated to Titchfield Road is also bounded along its northern and southern sides by trees subject to tree preservation orders.
- 2.3 To the north of the site, beyond the access track lies 253 Titchfield Road and Titchfield Nursery (Optimus Flowers), and to the east of the site lies a large open field which is used on Sundays for car boot sales. The tree belt visible from the Titchfield Road across the car boot sales field is the eastern edge of the application site.
- 2.4 To the south of the site lies an existing paddock, beyond which lies Crofton Manor Equestrian Centre. To the east of the site lies the two neighbouring residential properties at 249 and 251 Titchfield Road.

## **3.0 Description of Proposal**

- 3.1 This appeal proposal seeks planning permission for the provision of five permanent gypsy pitches across the southern part of the site. Each pitch would provide a single storey day room/amenity building, together with space for a siting of a mobile home and touring caravan, together with space for the parking of at least two cars per plot. The site would be set back approximately 45m from the main access track, with the space between the track and the first plots being landscaped.

- 3.2 The individual plots would be bounded by hedge planting and a mixture of 1.8m high screen fencing and 1.2m high post and rail fencing. A package sewage treatment plant to serve the five plots would be located to the southwest corner of the site. The access road and individual plots would be laid to a permeable stone surface.

#### **4.0 The Reasons for Refusal**

- 4.1 Each of the reasons for refusal on the application are considered in turn:

**a) By virtue of the noise and disturbance generated by the use of the site, the proposed development would have a harmful effect on the living conditions of neighbours**

- 4.2 The first reason for refusal was included due to the increased number of properties on the site, and the relative proximity of two of the pitches to the neighbouring property at 249 Titchfield Road. In addition, the intensification of the use of the site will lead to further traffic generation along the access road and into and around the site, including vehicular movements beyond the rear elevation of 249 Titchfield Road, resulting in increased activity into the countryside beyond which would be expected adjacent to existing residential property.

- 4.3 It is therefore considered that Reason for Refusal (a) should remain and can be defended by the Council at appeal.

**b) The development would harm the landscape character and appearance of the countryside and fail to respect or respond to the key characteristics of the surrounding area**

- 4.4 Application P/18/1193/OA comprised the provision of three, large detached two storey dwellings on the site, which would be sited within an enhanced landscaped setting. Officers consider that the provision of mobile homes, day rooms and touring caravans, which would also be sited in an enhanced landscaped setting would have a less harmful visual impact appearance on the area.

- 4.5 Officers would recommend that Reason for Refusal (b) not be contested by the Council in the forthcoming appeal.

**c) The development would adversely affect the integrity of the Strategic Gap and the physical and visual separation of settlements**

- 4.6 Application P/18/1193/OA, for the three large two storey detached dwellings would be located in a landscaped setting, bounded by a belt of mature trees, all of which are subject to Tree Preservation Orders. Officers consider that the physical and visual impact of the mobile homes, day rooms and touring caravans, in a landscaped setting would not significantly affect the integrity of the Strategic Gap, which would be less harmful than that of the permitted scheme.

4.7 Officers would recommend that Reason for Refusal (c) not be contested by the Council in the forthcoming appeal.

**d) In the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the ‘in combination’ effects that the proposed increased in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.**

4.8 The appeal proposal would remain subject to the necessary mitigation against the impact of recreational disturbance on the European Protected Sites, and therefore this reason for refusal remains relevant in the absence of the Unilateral Undertaking from the appellants to address the payment of the mitigation.

4.9 Therefore, it is considered that Reason for Refusal (d) should remain and can be defended by the Council at appeal.

## **5.0 Recommendation**

5.1 That Members agree that:

a) Reasons for Refusal (b) and (c) will not be contested as part of the Council’s defence of the forthcoming appeal; and,

b) The appeal defence proceed on the basis of Reasons for Refusal (a) and (d) as set out in the Decision Notice dated 14 September 2018.

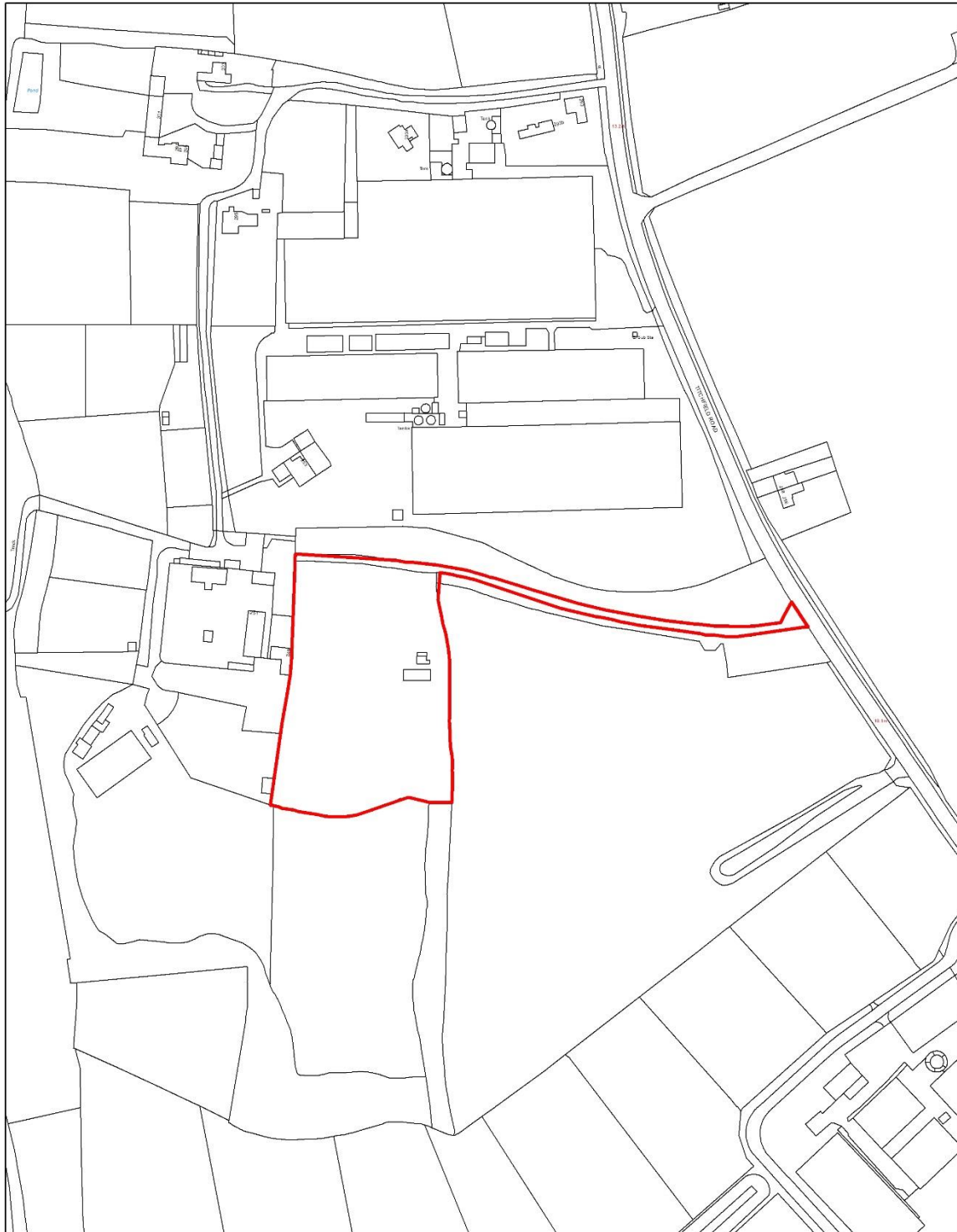
## **6.0 Background Papers**

[P/18/0505/FP]

[APP/A1720/W/18/3217585]

# FAREHAM

BOROUGH COUNCIL



Land at 247 Titchfield Road  
Scale: 1:2,500



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