

P/13/1089/CU

MR MILES DORAN

TITCHFIELD

AGENT: PHILIP BROWN
ASSOCIATES LTD

CHANGE OF USE OF LAND TO FORM AN EXTENSION TO AN EXISTING
RESIDENTIAL GYPSY CARAVAN SITE, INCLUDING THE SITING OF ONE ADDITIONAL
TOURING CARAVAN

293 TITCHFIELD ROAD - LAND ADJACENT - TITCHFIELD PO14 3ER

Report By

Brendan Flynn Ext 4665

Site Description

This application relates to land to the rear of no. 293 Titchfield Road, between Titchfield and Stubbington. The application site comprises a small compound enclosed by 1.8m high close boarded fencing. The compound has been surfaced with a mixture of brick paviours and loose chippings and is accessed via an unmade private track from Titchfield Road.

To the east of the site is a dwelling (293 Titchfield Road), immediately adjoining Titchfield Road. To the north is the access track, with an open field beyond. To the west, are horticultural buildings and silos, associated with the glass houses a short distance away to the south. The application site is in the countryside, as defined in the Adopted Fareham Borough Core Strategy, within the Meon Gap Strategic Gap and is close to the line of Footpath no. 49, some 10m away to the north.

Description of Proposal

Planning permission is sought for the change of use of land to form an extension to an existing residential gypsy caravan site. The application proposal also seeks permission for the addition of one additional touring caravan to be on the site.

The site is extended by virtue of the inclusion of a rectangular parcel of land due south of the site that benefits from an allowed appeal (see below). The parcel of land in question is an extension of the existing site southwards and then continues eastwards, effectively wrapping around the southern boundary of the neighbouring 293 Titchfield Road.

The application also proposes the siting of a further touring caravan on the site (taking the maximum number of caravans on site to three). The submitted Design and Access Statement sets out that the three caravans will all be sited in the existing yard at the side and rear of the existing amenity building.

Policies

The following policies apply to this application:

The National Planning Policy Framework (NPPF)
Planning Policy for Traveller Sites (PPTS)

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS22 - Development in Strategic Gaps

CS17 - High Quality Design

CS19 - Gypsies, Travellers and Travelling Show People

CS22 - Development in Strategic Gaps

Relevant Planning History

The following planning history is relevant:

P/11/1097/CU - CHANGE OF USE OF LAND AND PREMISES TO USE AS A RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY WITH TWO CARAVANS, INCLUDING NO MORE THAN ONE STATIC MOBILE HOME AND USE OF EXISTING BUILDING ON SITE AS ANCILLARY ACCOMMODATION FOR FAMILY UNIT - RETAIN DEVELOPMENT - REFUSE - 22/06/2012

APPEAL ALLOWED

P/08/0063/CU - USE OF FORMER CATTERY BUILDING AS ARTISTS WORKING STUDIO (RETROSPECTIVE APPLICATION)- PERMISSION - 20 March 2008

Representations

Adjoining occupiers have been notified by letter and a site notice posted for the requisite period.

Nine letters have been received, raising queries and objecting to the proposal on the following grounds:

- 1)The site plan is incorrect.
- 2)The third caravan is unnecessary.
- 3)Static mobile home is not in the correct position.
- 4)There is more than one family living on the site.
- 5)Concerned that the site will become a transit site for travellers.
- 6)Rubbish on site.
- 7)Noise and disturbance from the site.

Consultations

Director of Planning and Environment (Highways) - No objection.

Director of Regulatory and Democratic Services (Environmental Health) - No objection.

Director of Regulatory and Democratic Services (Pollution) - No objection

Planning Considerations - Key Issues

The key issues for consideration in this application are:

- The principle of development
- Impact on the character and appearance of the area
- Other Matters

THE PRINCIPLE OF DEVELOPMENT:

The application site is, for the purpose of planning policy, in the countryside. Government Guidance in the Planning Policy for Traveller Sites (PPTS) strictly limits new traveller site development in open countryside but it caveats that the scale of sites in rural or semi-rural settings should not dominate the nearest settled community suggesting that sites in the countryside are not unacceptable in principle.

In this case the recent allowed appeal (P/11/1097/CU) permitted the change of use of the land to a caravan site for one gypsy family with two caravans, including no more than one static mobile home.

The proposed extension to the site must have regard to the findings of the Inspector who found that the use of the site by a gypsy family was acceptable. The Planning Inspector identified the main issues as:

(a) the effect of the proposed development on the character and appearance of the surrounding area;

(b) whether the site is accessible to shops, schools and health facilities by public transport, walking or cycling;

(c) whether the open space contribution sought by the Council is necessary to enable the development to go ahead; and

(d) whether any conflict with policy or other harm would be outweighed by other material considerations, including the need for gypsy and traveller caravan sites and the appellants' personal and family circumstances.

Points (b) to (d) have already been established by the allowed appeal and given that the proposal is for a slightly enlarged site plus a further touring caravan but still for one gypsy family these issues will not be revisited in this report. Therefore the main issue to consider is the impact of the extended site and the presence of a further touring caravan on the character and appearance of the area.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA:

The application site, as now extended comprises an area of hardstanding and an existing single storey building; this former cattery subsequently gained planning permission as an artist's working studio. Stationed within the site is a mobile home and, just outside it on the appellant's land, a touring caravan. There are fences around much of the site, together with substantial double gates and brick wing walls and piers at the entrance from the access track to the north.

To the east and north of the now extended site is a detached bungalow (293 Titchfield Road), adjoining the appellant's land to the south are large glasshouses, and to the west are a horticultural boiler house and associated structures including a tall silo. On the opposite side of the track are a hedge and countryside containing a scatter of dwellings. The track continues to the west/south-west, where there are a few dwellings.

The structures within the application site (gates and walls, fencing and the building, which would be used as an amenity block/day room) as assessed by the Inspector would remain, as would the mobile home and touring caravan. This application seeks permission for a further touring caravan which as described above will be sited in the yard with the existing

two permitted caravans. The Inspector found that there are no long distance views of the site and even in winter it is difficult to see it behind the hedge along Titchfield Road. There are no material reasons to take a different view to the Inspector.

The entrance and boundary fencing can be seen from where the track meets Titchfield Road but the Inspector accepted that the fence could be softened by planting in front of it, which could be required by means of a planning condition.

Users of the public footpath along the north side of the track but separated from it by a hedge and trees have a clear view over the surrounding countryside, to which the eye is drawn. The Inspector concluded that the hedge would be likely to prevent, wholly or substantially, any view of the application site in summer. In winter, there are filtered views, in which the building and upper part of the mobile home can be seen.

The site is seen in the context of the adjacent bungalow and horticultural structures and against the backdrop of the tall and wide glasshouse. The site is previously developed land and the track has a semi rural appearance. In this context, consistent with the findings of the Inspector, the enlarged site and the addition of a further touring caravan to the site are not considered to cause any demonstrable harm to the surrounding area's character and appearance.

The site and adjoining development (residential and horticultural) are within a Strategic Gap, where Core Strategy policy CS22 resists development that would significantly affect the integrity of the gap and the physical and visual separation of settlements. In this instance, the settlements are Titchfield and Stubbington.

The site is part of an enclave of development surrounded by countryside and the proposal would not lead to any outward spread of development into the gap. It would not diminish the separation of Titchfield and Stubbington, physically or visually, and, especially as it is previously developed land supporting an existing building, it would have no effect on the integrity of the gap; this is consistent with the findings of the Inspector.

The Inspector concluded that the proposed development would not harm the character and appearance of the surrounding area. It would not conflict with the aims of the PPTS and the relevant policies CS19 and CS22 of the Core Strategy.

The balance in the decision for Members is would the proposed extension to the site and the provision of an additional touring caravan harm the character and appearance of the area. It is the opinion of Officers that the modest extension of the site and addition of a small touring caravan would not conflict with the aims of the PPTS and the relevant policies CS19 and CS22.

OTHER MATTERS:

Third party comments have expressed concern at the site accommodating more than one family, and increase in noise and rubbish from the site and the risk of the site becoming a transit site.

The allowed appeal was quite clear in its description that the planning permission exists for "one gypsy family". The Inspector additionally conditioned the occupancy of the site to the applicant. This application is for the same family and the same personal condition is to be imposed again. This would resist the use of the site by more than one family and also limit

the noise and refuse from the site to the single household previously permitted by the Inspector.

The same description of development and occupancy conditions would prevent the use of the site as a transit site.

CONCLUSION:

As was the case when the Inspector considered the most recent proposal for this site, it remains the case that even with the enlarged site and the addition of a further caravan that there would be no conflict with Government advice or the Development Plan and as such the proposal is recommended for permission as set out below.

Recommendation

PERMISSION: personal permission to the applicant's family as per the Inspectors condition (1); restoration of the land when the occupancy by those named in condition (1) ceases; no more than three caravans, only one of which to be a static caravan; implementation of landscaping scheme; no commercial activities on site.

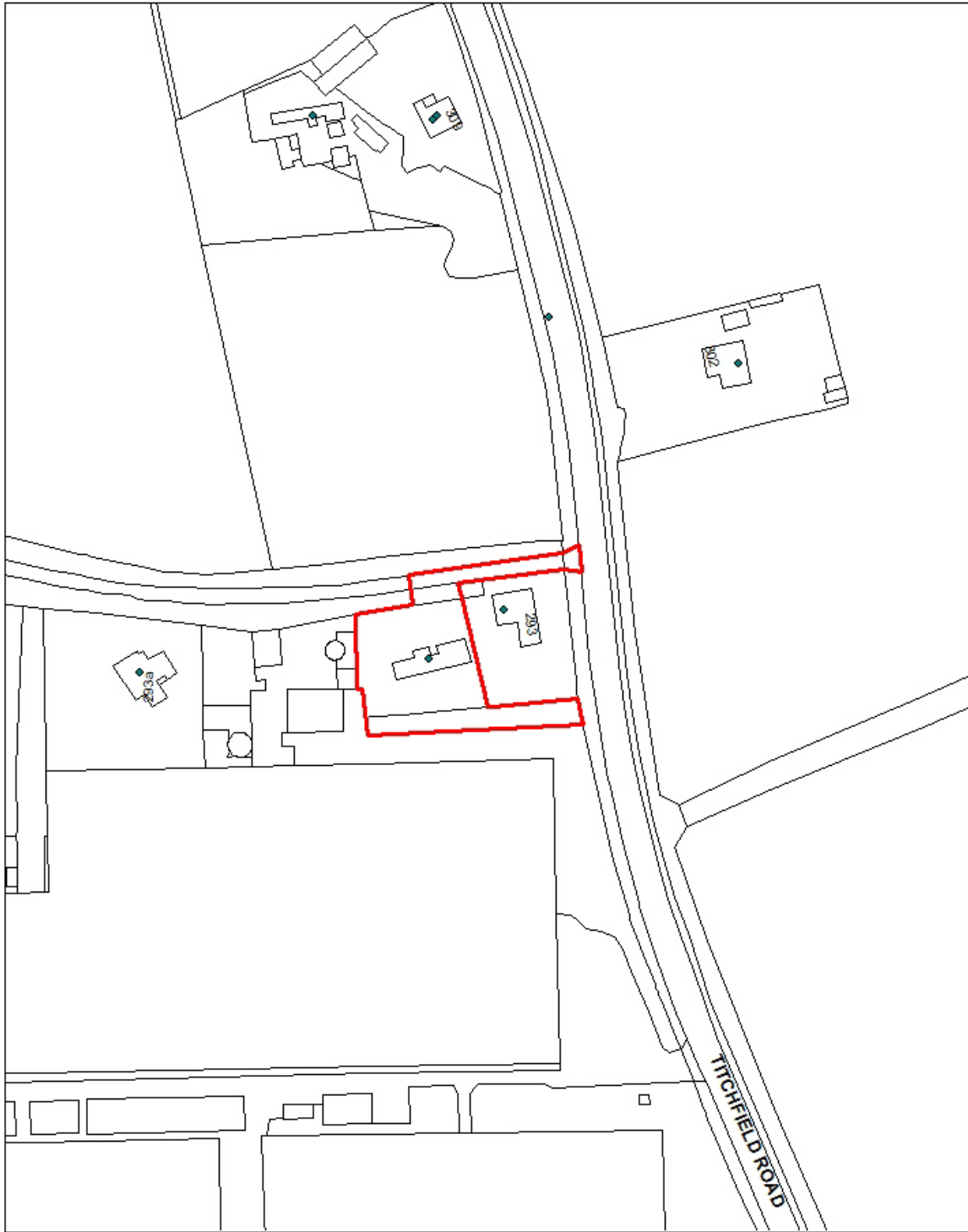
Background Papers

P/11/1097/CU

APP/A1720/A/12/2183866

FAREHAM

BOROUGH COUNCIL



293 Titchfield Road
Scale 1:1250



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