Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/09/66165
Your ref
Please ask for Andy Grandfield
Direct dial 023 8068 8267
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail andy.grandfield@eastleigh.gov.uk

Dr Angus Murdoch
Po Box 71
Ilminster
Somerset
TA19 0WF

20 February 2012

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/09/66165

In pursuance of their powers under the above Act and in accordance with your application received on 19 July 2011, with subsequent amendments dated

16/12/2012

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Change of use of land from agriculture to a mixed use of agriculture & a private gypsy caravan site (2 pitches) and associated hard standing
Site: Land Adjacent To Ridge Farm, Grange Road, Bursledon, Southampton, SO31 8GD

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Plan 1, Plan 2, Plan 3, Plan 4, Plan 5. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The mobile homes hereby permitted shall not be occupied except by Mr Stephen Hewes (snr) & Mrs Carol Hewes; and Mr Stephen Hewes (jnr), Mrs Kellie Hewes and their children. Reason: The application has been approved due to the exceptional circumstances of the applicant.

(3) Within one month of the date of this permission the post and rail fence of at least 1m in height shall be erected to the north of the western mobile home in the position indicated on plan 4 and thereafter retained. Reason: To separate the domestic curtilage from agricultural land.

(4) Within one month of the date of this permission details of the hedging between the domestic curtilage and agricultural land as indicated on plan 4 must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of the hedging. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. The scheme hereby approved shall be implemented within the current or next planting season. Reason: To ensure that the appearance of the development is satisfactory.

(5) The boundary hedging along the eastern, western and southern boundaries shall be retained in its entirety at a height no less than 3m in height. Reason: To protect the character and appearance of the locality.

(6) The site shall not be occupied by any persons other than gypsies and travellers as defined in paragraph 15 of ODPM Circular 01/2006. Reason: This application has been granted due to the exceptional circumstances of the applicant.

(7) No part of the land outside the area cross hatched green on plan 4 shall be used as a gypsy caravan site and no structures or vehicles in association with this use shall be parked/stored here. Reason: The application has been permitted due to the exceptional circumstances of the applicant and further development/encroachment in the countryside would be contrary to policy.

(8) No more than two double mobile homes and two caravans kept for touring shall be stationed on the land at any one time. Reason: To protect the character of the area.

(9) No open storage of goods or materials ancillary to any business activities of the occupants of the mobile homes shall take place within the area to the North East of points AA on Plan 4. Reason: To protect the character and appearance of the area.

(10) Not more than 1 commercial vehicle not exceeding 7.5 tonnes (gross weight) used in connection with the occupation of the occupant of either of the mobile homes on the land and not more than one trailer shall be kept on the land hatched green on plan 4 at any one time. Reason: To protect the character and appearance of the locality.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and the needs of the applicant and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011 saved policies 1.CO, 2.CO, 18.CO, 59.BE, 87.H

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)