

APPENDIX C

Firstly – I would like to say that this planning application is of a particularly sensitive nature and involves complex issues that can not be separated from each other both from the applicants perspective and also from local residents. However – in order to make the correct decision this evening it is important to focus on the key questions of planning and not of the other side issues. I propose to briefly outline the main points of this case

Long Copse lane is one of the few roads in the area recognised by Havant council for its rural charm and character. Apart from normal road traffic it is extensively used by young families, walkers, cyclists, joggers, dog walkers and horse riders not only at weekends but throughout the week.

It is a road composed of mainly high value single dwellings on either side and the proposed development is at the far end of Long Copse Lane – literally on the boundary with West Sussex - the green space gap between Westbourne and Emsworth.

This particular site has a history of planning applications and its lawful use is currently a “private equestrian yard”
In brief:

In 2010

Change of use of land and erection of stable block with tack room, entrance gate, landscaping and associated access/ground works (Part Retrospective). – Permitted

In 2014

Extension to existing private stable block to provide feed / cart store for continued private use.

Refused 04/06/14 on grounds of intensification of leisure development on the site and impact on the rural character of the area; however subsequently allowed on appeal

Subsequent Representations received in connection with the current planning application have questioned the validity of the permission granted that the application site extended beyond the

applicant's ownership to the east; consequently it has been asserted that the development - the subject of that permission should not be regarded as lawful as the location of the stable block shown on the application drawings is not as exists on site

An enforcement complaint was received on 23/12/15 - regarding a mobile home being brought onto the site. The matter was investigated and a Planning Contravention Notice was served on the owners of the land on 1/2/16 in order to understand the timelines and the use of the mobile home. There was to be No occupation of the mobile home until after the determination of the current pending planning application.

In spring 2016

An application was made for Change of use from private equestrian yard to a mixed use comprising private equestrian yard and two pitch, private gypsy and traveller site (including amenity block and two touring caravan pitches) -

The application was refused on 29/04/2016

The main Reasons given were:

Site is outside of the defined urban area

Having an adverse impact on the character and appearance of the area

In an unsustainable location

Having an adverse impact on the highway network

An appeal was lodged on 7/11/16 with the Planning Inspectorate, and then was placed in abeyance on 1/2/17 pending the outcome of this revised planning application.

This current planning application was received on 28/11/16, however it was not made valid until 23/2/17 due to the requirement for further information.

Enforcement action and the planning appeal regarding the unauthorised residential use has been placed on hold whilst waiting for the outcome of this current application.

3 Proposal

3.1 This application proposes the change of use from private equestrian yard to a mixed use comprising private equestrian yard and single pitch, private gypsy and traveller site

(including amenity block and one touring caravan pitch). This is a revised application of the previously refused application
The main changes involve the reduction of the number of pitches and reduction in size of the amenity block.

A series of events has triggered processes and procedures to bring us to where we are today.

Subsequent to the planning application being refused in 2016 and an appeal lodged with the inspectorate, an additional revised application has been submitted by the applicants' agent with evidence of 2 interviews with the Barry Jordan Davies the Gipsy Traveller liaison officer at Hampshire County Council. These interviews through a series of question and answers alone have enabled the liaison officer to declare that the applicants meet all the criteria or components of need for Gipsy traveller status . within the meaning of Government policy
"in that they are a person of a nomadic habit of life, and is also an ethnic Romany Gypsy;"

As a result of this decision and the subsequent publication of the Hampshire Consortium Gipsy Traveller Accommodation Assessment or GTAA for short – May 2017 Havant Borough Council now have what is known as "Pitch Needs" as there are 2 adults who meet the criteria of Gypsies and Travellers that meet the Planning Definition. – although Chichester District Council did question whether sufficient information had been submitted to demonstrate the applicant is still a travelling gypsy/traveller.

Before May 2017 there had not been an identified need for a site. Now according to the Hampshire Consortium GTAA Havant has 1 household on an unauthorised development and therefore a current pitch need and yet there are possible sites closeby which could accommodate the applicants.

The officer's report states that The applicants have provided evidence that the pitch need can not be met elsewhere due to there being no sites available in Westbourne. However, Louise Steel – the clerk of Westbourne Parish Council wrote on 13 June that there are currently

" 5 vacant pitches on Cemetery Lane", and she has the contact details of the owners.

There seems to be many reasons which have been presented to grant this revised planning application even though the catalogue of events since 2010 show applications have been granted retrospectively or on appeal as the site has been developed in its own way and to suit the requirements of the applicants

Under normal circumstances – the personal circumstances of the applicants can not be considered – however this is one of the aspects that forms part of the planning argument and therefore has to be taken into account. As a result of this consideration –the recommendations and conditions are very much focused on the applicants alone and their rights to live on site.

There is great concern locally that due to the planning history of this site – additional applications will be made in retrospect for further occupations or building and that further disregard will be shown to the existing residents and surrounding neighbourhood.

3 of the main Reasons given for refusal in 2016 are still relevant:

It is being argued that due to the adoption of the housing statement in December 2016 the Site will now be part of a defined urban area due to the proposed development of 260 houses in Long Copse Lane. As yet this planning application has not been submitted nevermind approved -- so is a planning decision on this site being made on the hope that the one for 260 houses will also be approved in the future

Having an adverse impact on the character and appearance of the area

The application for this site seems totally out of keeping with the existing residential environment of Long Copse lane. The site is a greenfield site, and any development would be a further encroachment on the strategic gap between Emsworth and Westbourne and on the edge of the South Downs National Park.

Sustainability

Long Copse Lane is narrow and poor lit and local facilities are not closeby and even though the number of units has been reduced there will still be some increase in the number of vehicles due to the nature of the site,

Finally In his report The Case officer says

Currently this site has an unauthorised residential mobile home situated on the site and its only lawful use is as a private equestrian yard and it was refused planning permission in April 2016

The series of events and analysis of needs since last April have shown there is a requirement for a pitch in Havant Borough but I would ask the committee to consider carefully if this is the most suitable place for it to be located and the impact on the surrounding area and its residents and the balancing exercise that needs to be carried out in such circumstances

END