

Comments for Planning Application APP/23/00773

Application Summary

Application Number: APP/23/00773

Address: Northney Farm, St Peters Road, Hayling Island, PO11 0RX

Proposal: Application for certificate of lawfulness for existing mixed use of agricultural and storage to include motorhomes and caravans (previous use agricultural).

Case Officer: Kayleigh Taylor

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Background

The applicant has submitted a request for a Certificate of lawfulness for 'Agriculture and storage to include motorhomes and caravans' on the basis there has been no interruption to the activity on the buildings or land defined by the submitted plan 'NF1' since 4 January, 2009. NF1 appears to be newly created area within Northney farm designed to secure an existing barn for the storage activity and to further extend the land and buildings to exploit the requested change of use.

The plans (NF1) and declarations were received by Havant Borough Council (HBC) on 8 September, 2023 and the application itself was not received by HBC until 26 October 2023.

We also note that the documents listed on HBC's website whilst identifying a TPO as a constraint, failed to identify the listed building 'North Farm House' which adjoins 'NF1' and is within the curtilage of the North facing barn where the motorhomes/caravans are stored. Notwithstanding this omission, the application was registered by HBC.

The change of use of agricultural land and buildings in planning terms is a material and significant change and should only be granted where fulsome evidence exists. In this particular case, this applies not just to the activity, but also to all the buildings and land defined by 'NF1'

To our knowledge the activity of storing motorhomes and caravans is confined to the North facing barn which exists within the curtilage of North Farm House. The East barn appears to be used for the storage of straw. The land not used by either barns is used for the storage of farm equipment and access. The land at the North boundary of NF1 is used to store and operate agricultural machinery. However, there is a large white motorhome parked at the north west boundary of NF1. It is an eyesore and we note it has been removed this morning (16/01/2023). There is little screening between North Farm House and Northney Farm, save some hedging.

The described activity is in breach of the planning permission granted and also possibly, the very specific restrictions required by the conditions imposed on the use of the barns.

The Objection

This NF1 northern boundary has not had continuous presence of a motorhome or caravan since January, 2009 and as previously stated is used to store and operate agricultural equipment. We therefore believe there are not any grounds to approve this application; certainly in respect of the northern boundary and other access land.

It appears that this application uses the Certificate of Lawfulness process to further extend the scope and operation of buildings and land beyond the activities currently being performed in the north facing barn.

Should this application be granted and the boundary land be included, then the setting of the listed building will be harmed by parking of motorhomes/caravans. These vehicles can be exceptionally tall and be visible from North Farm House and garden.

We also have concerns that should this application be granted, the applicant may permit owners to take up residence in their motorhomes or caravans in the areas outside of the barns.

The setting of a listed building is protected by Planning law and in particular NPPF DEC 2023:

'16. Conserving and enhancing the historic environment

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷⁰. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the con