

Northney Farm appeal documents: List of application plans

Original application:

Application form

Location Plan

Site Plan

Floor and elevation Plan

Subsequent correspondence with Case Officer:

Correspondence with Case Officer

Plan accompanying correspondence with Case Officer

Application for Planning Permission.
Town and Country Planning Act 1990**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Northney Farm
Address line 1	St Peters Road
Address line 2	
Address line 3	
Town/city	Hayling Island
Postcode	PO11 0RX

Description of site location must be completed if postcode is not known:

Easting (x)	473192
Northing (y)	103677

Description

2. Applicant Details

Title	Mrs
First name	
Surname	pike
Company name	A. H. Brown Ltd.
Address line 1	Northney Farm
Address line 2	St Peters Road
Address line 3	
Town/city	Hayling Island
Country	

2. Applicant Details

Postcode	PO11 0RX
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	300
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Agricultural maize silage clamp. 3 metre high walls with safety rail required by health and safety.

Has the work or change of use already started? ☒ Yes ☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission) DD/MM/YYYY	14/08/2019
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Has the work or change of use been completed? ☒ Yes ☐ No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)	20/09/2019
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6. Existing Use

Please describe the current use of the site

Maize clamp

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Steel uprights and wooden sleepers
Description of proposed materials and finishes:	Steel uprights and concrete panels

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Site plan and construction plan

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

11. Assessment of Flood Risk

- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☒ Other
- ☐ Unknown

Other

not applicable

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

16. Residential/Dwelling Units

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Area to store maize silage in a compound with walls on 3 sides and black polythene on the top held down by tyres. The clamp is filled during September with chopped maize and then used to feed our cows during the winter months. It is filled by tractor and trailers, compacted by rolling with a JCB. It is taken out by our own telehandler with a bucket on the front on a daily basis

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

24. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

☒ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Mrs
First name	
Surname	Pike
Declaration date (DD/MM/YYYY)	14/10/2019

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	14/10/2019
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APP/19/01048

SITE LOCATION PLAN
AREA 16 HA
SCALE: 1:2500 on A4
CENTRE COORDINATES: 473149 , 103712



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
21:38:40 26/10/2019

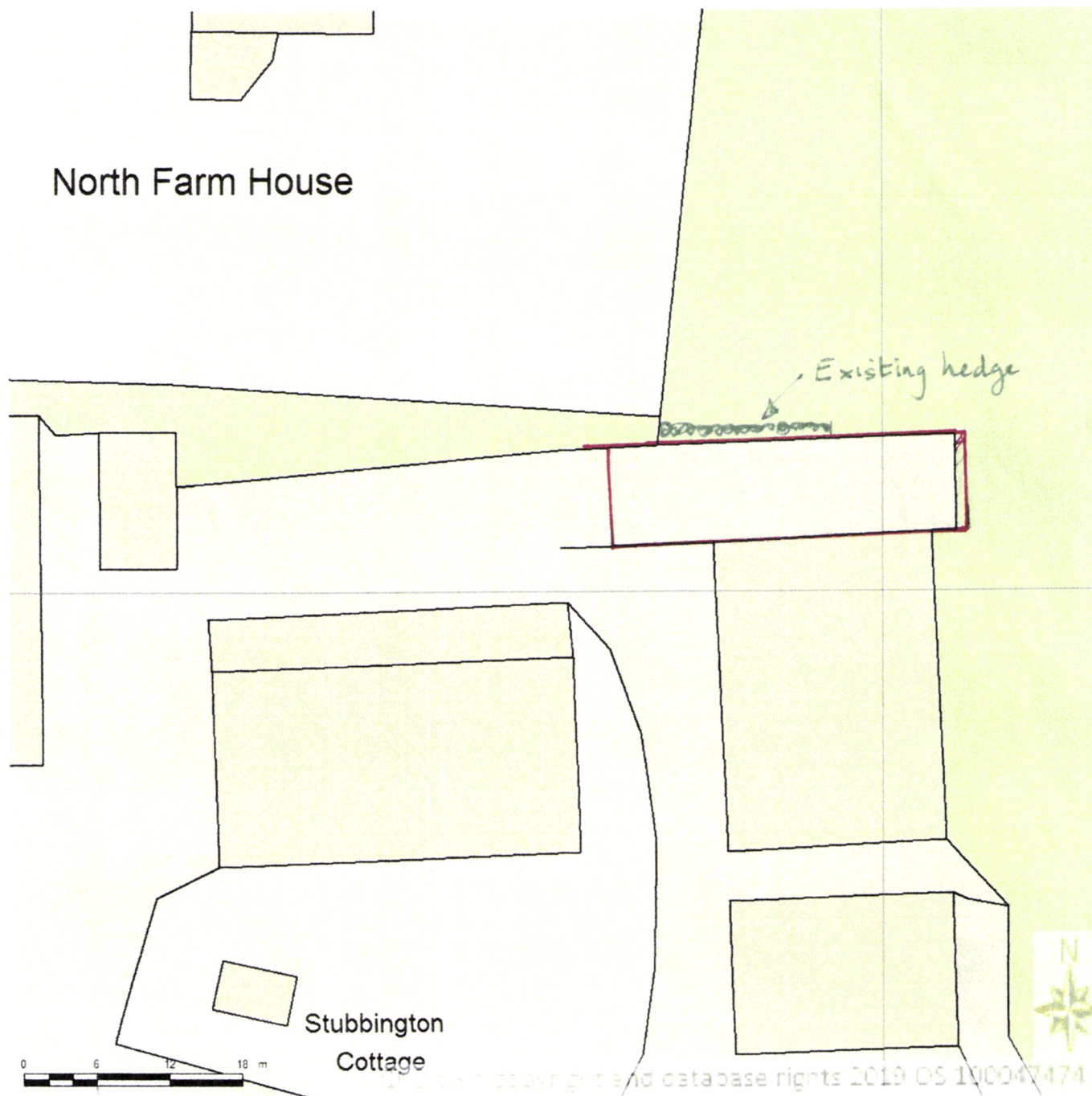
HAVANT BOROUGH
COUNCIL
25 NOV 2019
RECEIVED

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 473273, 103703

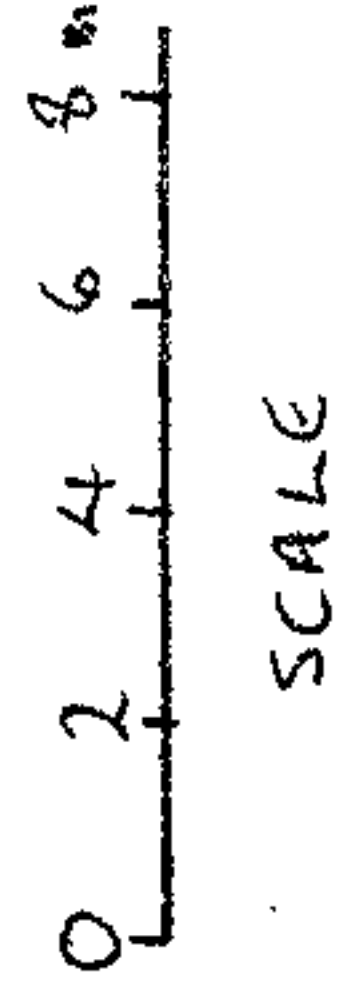
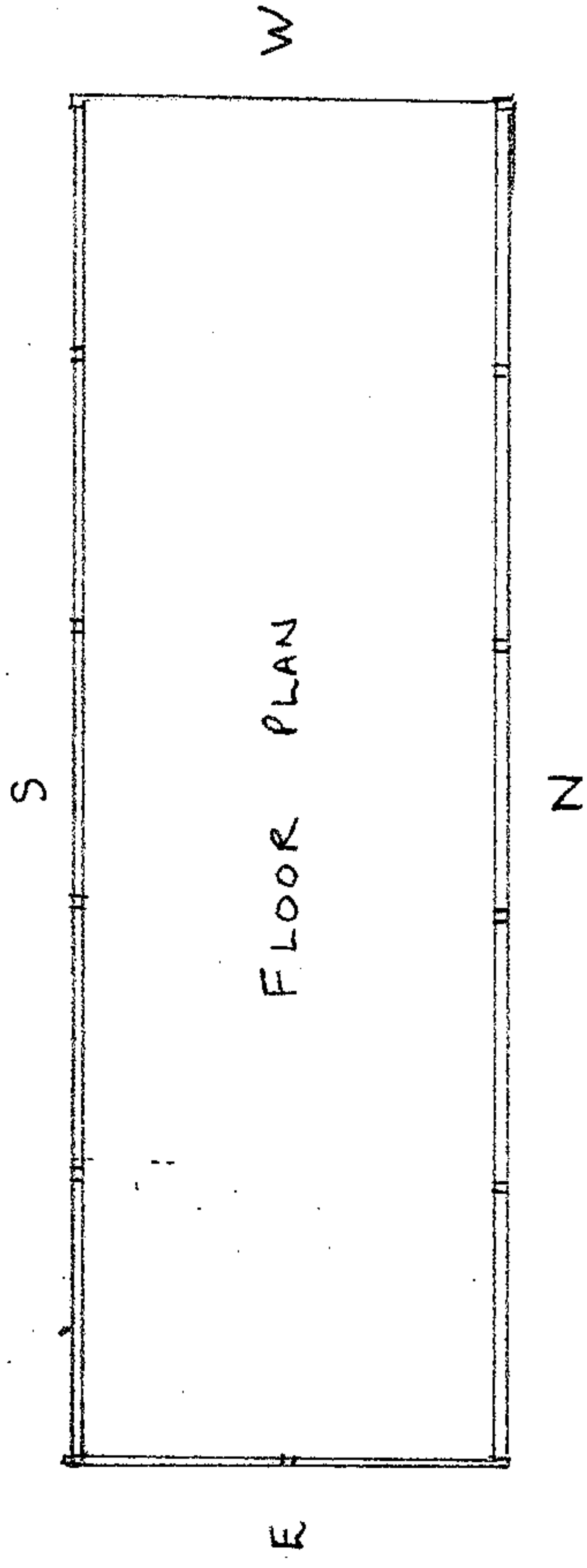
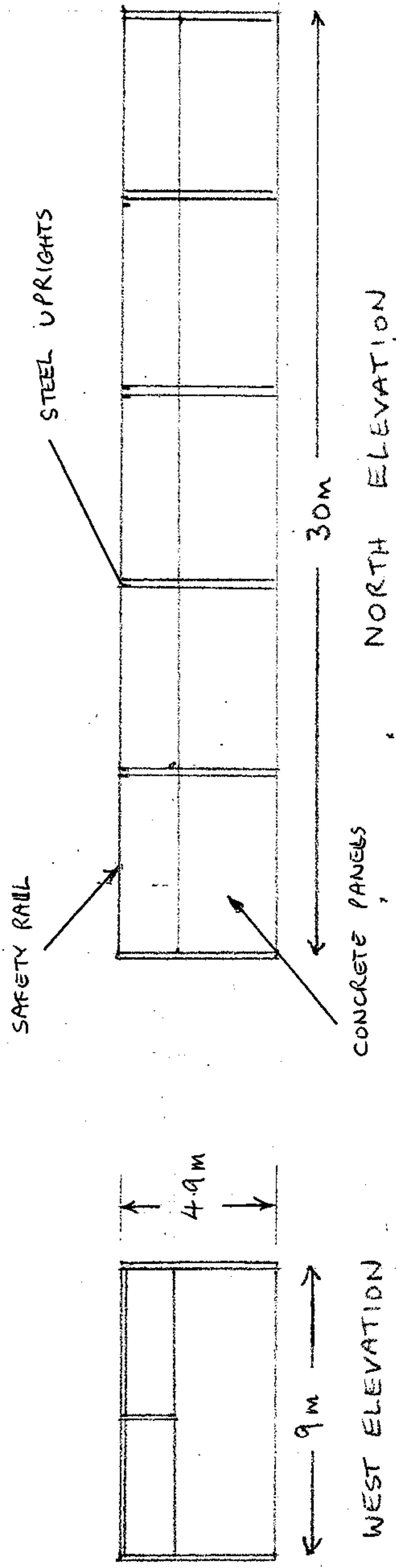
RECEIVED

APP/19/01048

North Farm House



MAIZE SILAGE CLAMP AT NORTNEY FARM BLOCK PLAN



Hello David

Thank you for your letter of 13th January explaining the measures required for you to make a positive recommendation. Our response is as follows:

1 Landscaping. As recommended we propose, a double staggered line of mixed native trees to include some evergreens, to the north and east sides of the clamp, as plan attached.

2 Painting. As recommended we propose painting the metalwork in greengage (Trade Paint, paints4trade.com) which is a similar colour to the adjoining barn.

3 Materials. We do not agree with a timber boarding, it seems unnecessary as it will be hidden behind the planting. There is mature planting on the north boundary closest to our neighbours property and this will be allowed to grow taller to mask the concrete panels.

4 Drainage and potential water pollution. The site is well drained and we have marked the soakaway on the plan. There was existing drainage around the previous silage clamp and we make sure this is fully functioning. Please note there is a fall from North to South so there should be no danger to our neighbours pond and well.

For your information, the sewer mentioned in your correspondence, runs from south to north some 30 metres to the west of the clamp.

We hope this is sufficient information but please come back to us if you require anything further.

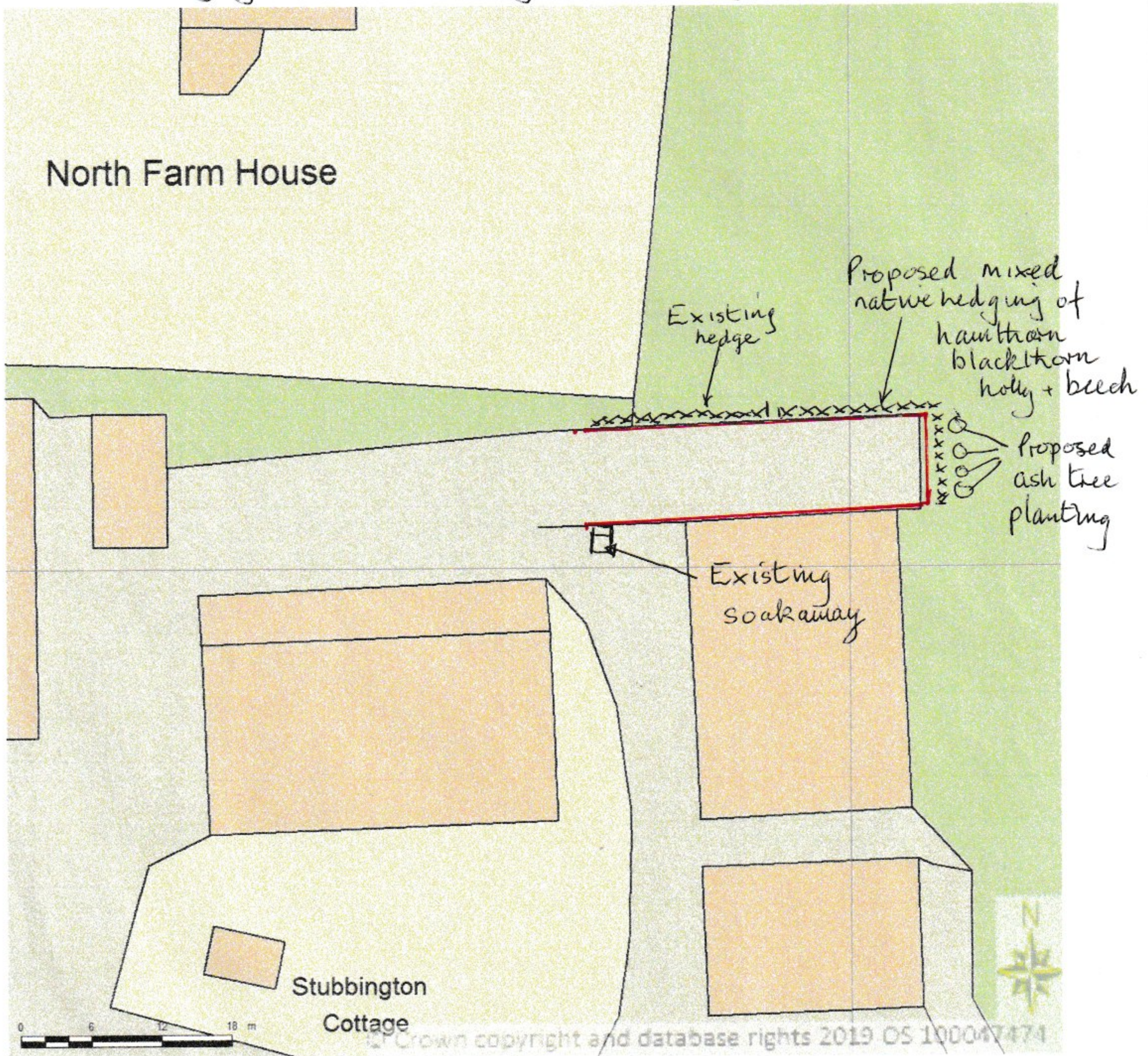
Kind regards

Mary Pike
A H Brown Ltd

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 473273, 103703

Ref: APP/19/01048

Proposed hedging and tree planting at Northney Farm



To:
Mrs Pike
A. H. Brown Ltd.
Northney Farm
St Peters Road
Hayling Island
PO11 0RX

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/19/01048

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

Proposal: Retrospective application for agricultural maize silage clamp and 3 metre high walls with safety rail.

Further to your application received on 21 October 2019, which was valid from 25 November 2019 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (received 25th November 2019)

Block Plan (received 25th November 2019)

Floor and Elevation Plan

Proposed hedging and tree planting at Northney Farm Plan (received 27th February 2020)

Letter from M. Pike (received 27th February 2020)

Reason: - To ensure provision of a satisfactory development.

- 2 The landscaping works shown in principle on the 'Proposed hedging and tree planting at Northney Farm' plan hereby approved shall be carried out in the first planting season following the grant of planning permission. The hedge planting shall take the form of a double staggered line of mixed native hawthorn (40%), blackthorn (30%), holly (20%) and beech (10%) with planting at a density of 5 plants per metre. In addition four ash trees shall be planted to the east of the silage clamp and the existing hedge shown on the same plan shall be retained.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS12, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Within 2 months of the date of this planning permission the metal frame and railings of the silage clamp shall be painted in BS4800 12D43 Greengage unless otherwise agreed in writing by the Local Planning Authority. The metal frame and railings shall thereafter be retained in the approved colour.

Reason: In the interests of the character and visual amenities of the area having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 Notwithstanding the plans and details hereby approved within 1 month of this approval details of timber cladding to the north facing wall of the silage clamp shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall confirm that the cladding shall take place within two months of the details being approved. The cladding shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and the setting of North Farm House a Grade 2 Listed Building having due regard to policies CS11, CS12 and CS16 of Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs

- (3) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.

- (4) The applicant is advised of the consultation response from the Environment Agency dated 13th February 2020 which sets out requirements in relation to The Water Resources (Control of Pollution)(Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 (SSAFO Regulations). This letter can be viewed on the Councils Website via the following address:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_247050

Please Note: **Compliance with the SSAFO Regulations is a separate matter to planning permission.**

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

17 July 2020

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Our Ref: APP/19/01048

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

To:
Mrs Pike
A. H. Brown Ltd.
Northney Farm
St Peters Road
Hayling Island
PO11 0RX

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/19/01048

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

Proposal: Retrospective application for agricultural maize silage clamp and 3 metre high walls with safety rail.

Further to your application received on 21 October 2019 (which was valid from 25 November 2019) Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

The development, by reason of its height, causes less than substantial harm to the setting of the adjacent Grade II Listed Building, North Farm House. On the basis of the information available to the Local Planning Authority, it is not considered that this harm is outweighed by the benefits of the scheme. The proposal is therefore contrary to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

Other Important Information:

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(3) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit; however the amendments secured to the scheme were not sufficient to overcome the concerns of the Local Planning Authority in refusing the application for the reason set out above.

(4) Notwithstanding the refusal of planning permission in this case, the applicant is advised of the consultation response from the Environment Agency dated 13th February 2020 which sets out requirements in relation to The Water Resources (Control of Pollution)(Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 (SSAFO Regulations). This letter can be viewed on the Councils Website via the following address:

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17 July 2020

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