

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/01520	Your Ref:	APP/19/00738
EH Case Officer Extn:	44 6666	Date:	12 August 2019
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/19/00738		
Site Address:	106 Eastoke Avenue, Hayling Island, PO11 9QR		
Proposed Development:	Proposed Development: Variation/Removal of condition 3 of planning permission 22492/3 to allow occupancy of caravans all year round.		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided by the applicant and can comment as follows:

The removal of condition 3 to allow occupancy all year round will effectively permit occupants (current or future) to reside in the caravans as their sole or main residence.

We have no objection in principle to the site having permission for continuous use, and in effect the potential to become residential site. However, the applicant should be aware that if the application is successful, the site licence conditions will likely be changed to reflect the change in occupancy.

The biggest change in the conditions would be the requirement for at least a clear 3 metre separation between caravans and site boundaries.

The applicant should be informed of the potential implications upon their site licence conditions should they be granted planning permission.

Granting continuous use in this instance may set a precedent for other applicants. Most of the caravan sites on Hayling Island would likely require a change to their site licence conditions if granted planning permission on the basis of this application. Many of these sites would either not be granted a change to the conditions or the conditions would be impossible to achieve because of the close proximity of the sites to each other. Granting

permission may therefore set site owners up to fail under separate legislation. Site owners should therefore be informed at the early stage of any application that site licence conditions may be altered to reflect the change in occupancy.

As an aside, the applicant states 'many of the adjacent properties now enjoy the facility of 365 day occupation.' Please be advised that only one caravan site on Hayling Island has conditions attached to the licence that permits occupation all year round.

Mr S Edmonds
Housing Standards Officer - Environmental Health