HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	**Environmental Health**	**To:**	**Development Control**
Our Ref:	CONS/19/01181	**Your Ref:**	APP/19/00629
EH Case Officer Extn:	44 6666	**Date:**	24 July 2019

DC Case Officer: Ms Lesley Wells
DC Case Officer Extn: 4 223
Application Number: APP/19/00629
Site Address: Fishers and Woodcott Caravan Parks, Fishery Lane, Hayling Island
Proposed Development: Variation of condition 7 of Planning Permission 97/62730 to extend occupancy
of holiday park from 10 months to 11 months 14 days allowing the park to be used between 1st March
and 14th February inclusive.
I attach a copy of the above application that has been received under the Town and Country
Planning Acts.
Any views you should wish to make should be returned to me no later than 16/07/2019.

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 granting of planning permission for 11 months and 14 days occupancy in this instance will effectively permit occupants to reside in the caravans as their main or sole residence in that they would only have to vacate the site for two weeks a year.

A period of occupancy which falls just short of permanent residential use may prove problematic for determination of conditions attached to the site licence granted under the Caravan Sites and Control of Development Act 1960. The applicant should be informed of the potential implications upon their site licence conditions should they be granted planning permission.

Such permission may set a precedent for other sites within the Borough who apply for similar periods of occupancy. Enforcement of the proposed two-week break period would

likely prove problematic across multiple sites. Sites where the unlawful occupancy was unidentified/or not enforced would after ten years obtain lawful development rights as residential sites. Consideration should therefore be had concerning the practicalities of enforcement of conditions before approving this application.

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.

If the Committee were of a mind to approve this application, I would recommend that the following conditions and informatives be applied to any consent granted:-

1. No caravan may be occupied as a person's sole or main residence.

2. The person in control of the land must hold records of the main residence of every occupant of the land and supply the Local Planning Authority and Environmental Health (or equivalent regulating departments) with a copy of those records upon demand.

3. Gates shall be provided to all vehicle and pedestrian accesses and shall be locked shut between the period of midnight on 15th February and midnight on 1st March.

Stephen Edmonds
Housing Standards Officer
Environmental Health