

A G Phillips & Son Ltd – Additional Breaches of Planning at ‘Tournurbury Farm’ – April 2022.

BREACH 1 –

New Stable Block – Unconsented Development

A new stable block appears to have been built on land that benefitted from change of use (agriculture) to the Tournurbury Golf Course (APP/91/50683/000). There does not appear to be any Planning Permission for this permanent stable block and associated hard standings on the HBC Planning Portal.

The stable block has been erected immediately south of the access road / track to Mill Rythe Holiday Village. Google Earth imaging (using GE timeline software) shows this building and associated hard standings to not be in existence in April 2015, but in existence in September 2019 – see Figs 1 & 2 below:



Fig 1. APRIL 2015



Fig 2. SEPT 2019

Location:



Fig 3.

Photograph on the ground:



Fig 4.

BREACH 2 –

New office development for ‘Phillips Landscaping and Fencing’ – Unconsented development & unconsented change of use from golf centre to office use.

In February 2022 an extension was added to Tournerbury Golf Centre. There is no record on the HBC Planning Portal for either an application or a grant for this, nor a request for PD rights. It is understood that this building is being used by Mr and Mrs Phillips’s son – William Phillips – as an office for his Landscaping & Fencing business, “Phillips Fencing & Landscapes”.

William Phillips also uses a container in Tournerbury Farmyard to store materials without change of use Planning Permission from Agricultural use. We hold extensive photographs to evidence this. William Phillips also uses the unconsented waste burning site and unconsented hardcore / earth tip facility to dispose of waste from his customers projects. Again, we hold extensive photographs of this activity taking place.

The below photograph shows the new 2022 extension to the Golf Centre building –

Site wide view – New office extension red circled.



Fig 5.

Zoomed in view -



Fig 6.

In the above photograph William Phillips's flatbed work van can be seen parked outside his new office. The new office has a lighter roof than the existing building.

Also in this photograph can be seen –

- a) the non-planning consented change of use to a caravan storage business (the tops of two caravans can be seen) (yellow circled),
- b) the non-planning consented static home (orange circled),
- c) the non-planning consented porta cabin office and scaffolding business storage yard (purple circled),
- d) the non-planning consented Tee Caddy Café waste bins in the middle of the farmyard (white circled),
- e) the non-planning consented use of storage containers for the line marking business (Smartline Southern) that is run from Tournerbury Farm and also used by William Phillips for the storage of materials for "Phillips Fencing & Landscapes" (light blue circled) both without change of use planning permission and without business rates being paid to HBC,
- f) the non-planning consented change of 'The Granary' from being an agricultural tied residence to a commercially let property (black circled). (Please also see letting agent brochure for this property attached to this email).

g) the non-planning consented extended terrace for the non-planning consented Tea Caddy Café (green circled), a licenced premise and open to the public. (Also please see screenshot of Phillips Fencing and Landscaping Facebook post to this effect from 19th March 2022 in breach 3 below).

BREACH 3 –

Extension of Tee Caddy Café Terrace area

Use of the Tournurbury Golf Centre driving range building as a restaurant / café (The Tee Caddy Café) has never been granted change of use / planning permission as the large barn to the immediate south of the driving range was (in the original planning consent for the golf course / driving range) supposed to be turned into a club house. This planning permission was never enacted. A large 75 square meter terrace has been added to the unconsented Tee Caddy Café to create outside space for patrons. This was completed in March 2022 by Phillips Fencing and Landscapes. Phillips Fencing and Landscapes Facebook post testify to this –

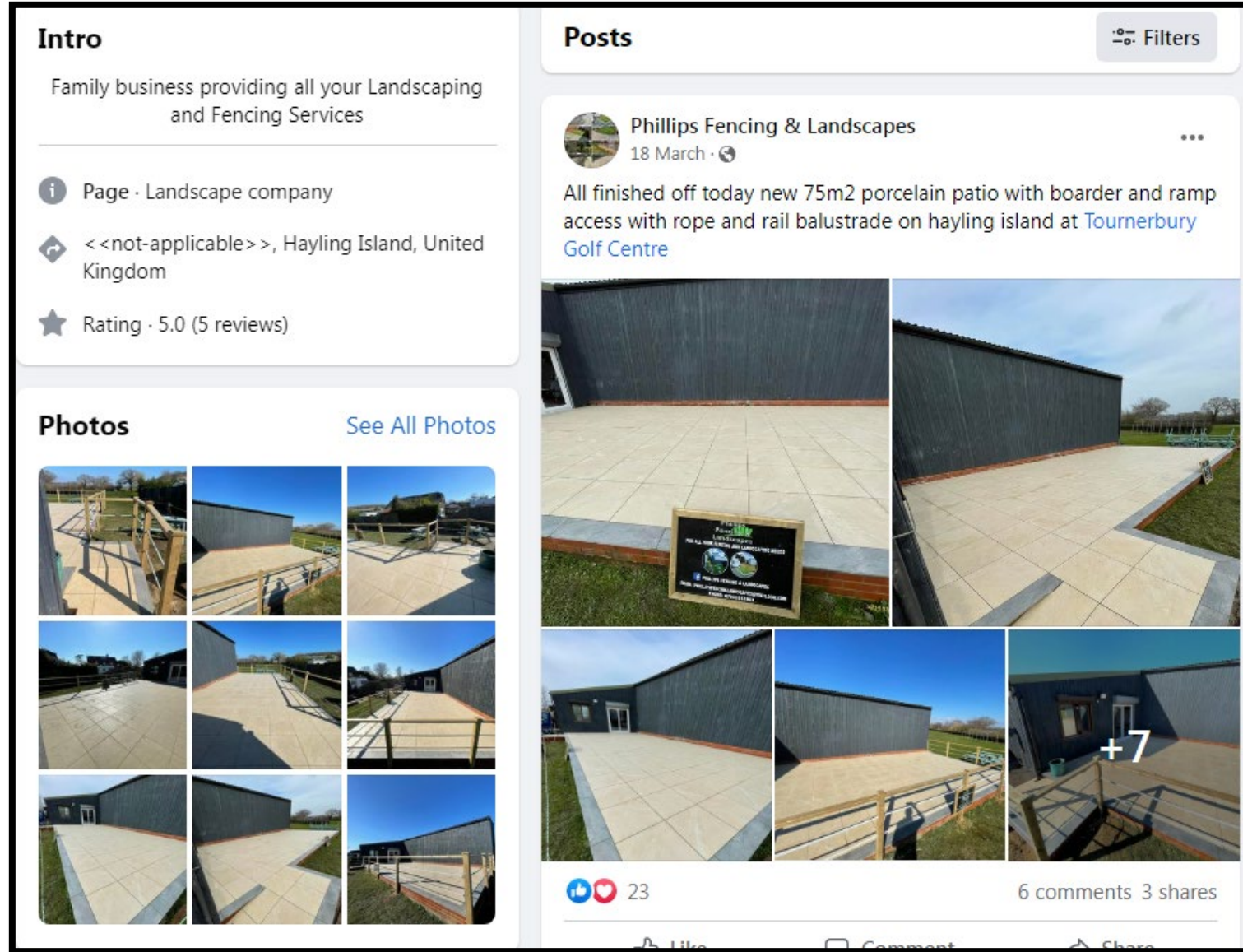


Fig 6.



Fig 7. NOTE THAT IMMEDIATELY BEHIND THE TEE CADDY CAFÉ TERRACE CAN BE SEEN ONE OF THE CARAVANS BEING STORED IN THE NON-CONSENTED CARAVAN STORAGE AREA AND THAT THIS LARGE OPEN DINING AREA IS IMMEDIATELY ADJACENT TO 'THE GRANARY', ONE OF THE TWO RESIDENCES THAT A G PHILLIPS & SONS LTD CLAIM TO BE 'LOSING AMENITY' DUE TO THE USE OF TOURNERBURY WEDDING VENUE RIGHT OF WAY.



Fig 8. AS ABOVE – NOTE IMMEDIATE PROXIMITY TO ‘THE GRANARY’ DWELLING AND TWO CARAVANS BEING STORED IN THE UNCONSENTED ‘CARAVAN STORAGE AREA’ CAN BE SEEN HERE. TO THE LEFT OF THE PHOTOGRAPH THE NON-PLANNING CONSENTED STATIC CARAVAN THAT IS COMMERCIALY LET BY MR AND MRS PHILLIPS CAN BE SEEN BEHIND THE FENCE.



Fig 9.

This area has now been completed with a large gazebo – please refer to the Tee Caddy Café’s Facebook post from 13th April 2022 (Fig 10. below).



The Tee Caddy Cafe

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Outside area complete 🍪🍪



Fig 10.

BREACH 4 –

Conversion of part of a Scheduled Ancient Monument (SAM) into a waste tip and building of earth bund on part of the SAM.

The planning breach of turning part of an agricultural field into a waste tip and burning area for local building contractors has already been brought to Havant Borough Council's attention. However, on further investigation, part of this area is also part of the Tournurbury Scheduled Ancient Monument and such a breach should be enforced against, rectified and 'made good' without delay.

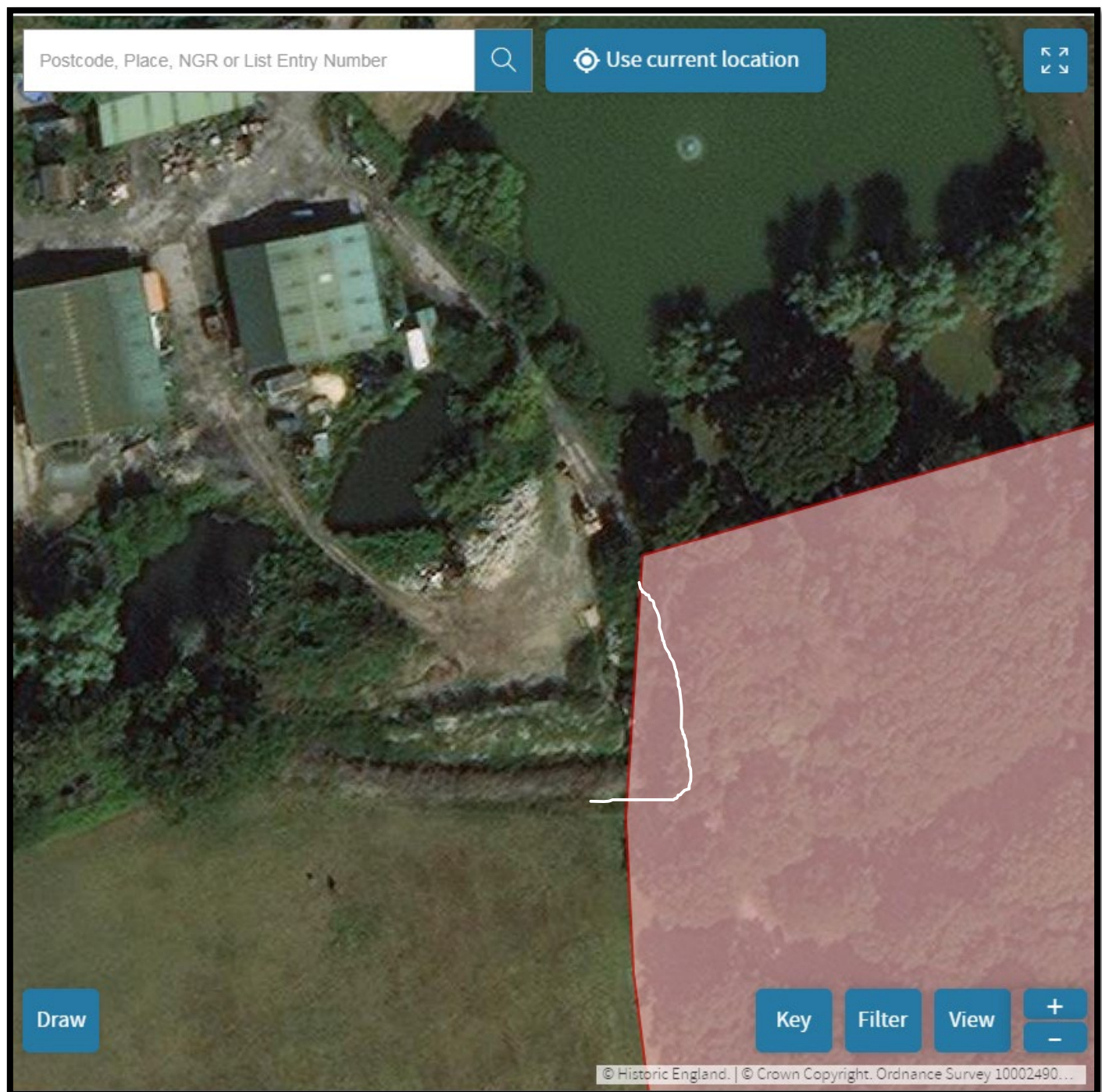


Fig 11.

Fig 11. above, is a screenshot taken from Historic England’s website showing the boundary of the Tournerbury SAM. The SAM boundary extends out of Tournerbury Woods on its western edge and into the previously agricultural field at Tournerbury Farm.

The north western most part of the SAM has been developed into a hard standing for the unconsented waste tipping and waste burning operation at Tournerbury Farm. Various articles of builder’s waste and scrap materials have been deposited here including a large roll-on / roll-off waste container. An earth bund has been constructed on this part of the SAM which continues west along the Tip area southern boundary so as to screen the activities here from view.

The area of the unconsented change of use Tip at Tournerbury Farm that sits within the boundary of the SAM has been delineated for ease with a white line on the screenshot above.

Fig 12. below, is a drone photograph and shows this area of the SAM and the unconsented development on it. The SAM area has been delineated by a red line –



Fig 12.



Fig 13.

This non-planning consented change of use also gets used for the unlawful treatment of mixed builders waste material such as crushing using hired in heavy plant machinery such as concrete crushers. This activity should be regularised and made lawful through an Environment Agency T7 permit for the processing of waste and registering and agreed with Havant Borough council. No such Environment Agency permit exists (historically or today) and nor is the site registered for processing of waste with Havant Borough Council. The use of heavy plant for processing waste material cannot be a positive impact on the Scheduled Ancient Monument.

The photographs below show this activity taking place.



Fig 14.



Fig 15.



Fig 15: Drone photograph of unconsented (HBC), unpermitted (Environment Agency) mixed builders waste & burning Tip at Tournerbury Farm. The mixed builders waste which has been crushed in between Christmas and New Year (when local authority and Environment Agency staff are on holiday) can be seen (red oval) and the waste dumping area is now clear (yellow oval). The activities in this area are screened by an unconsented earth bund along the southern boundary which sits on top of the SAM at its eastern end (green arrow).



Fig 16: The area of the SAM that is being used for storage of builder's waste (old pallets and twisted metal and concrete can be seen in the foreground) and a quantity of recycled tarmac road planings.

BREACH 5:

Unlawful construction of alternative access track to Tournerbury Woods and non-compliance with adopted and consented plans, tree protection and construction conditions under approved planning applications APP/17/00207 and APP/21/00536.

The evidence base for these multiple contraventions is substantial and so it has been condensed into another document for ease, please refer to the "CONSTRUCTION OF ALTERNATIVE ACCESS TO TWE UNDER APP 17 00207 & APP 21 00536 – PHOTO EVIDENCE OF UNLAWFUL CONSTRUCTION.pdf"