

Tournerbury Farm Planning History from November 1987 purchase by A.G Phillips & Son Ltd (The late Arthur Phillips & Grahame Phillips).

The following document lays out Mr Grahame and Mrs Sue Phillips (trading as A.G Phillips & Son Ltd) development of Tournerbury Farm for multiple purposes, on multiple instances, without the benefit of engagement with Havant Borough Council Planning Department and without Planning Permission having been sought or granted and / or in breach of the Restrictive Covenant.

The Havant Borough Council Planning Portal lists the following applications from 1987 onwards: -

- 1) **1987** 18992/2 | Two-storey side extension | Tournerbury Farm Cottage, Tournerbury Lane, Hayling Island **(Decided – Granted)**
- 2) **1988** 18992/3 | Conversion and Change of use of existing granary, farm office and store to **agricultural** dwelling | Tournerbury farm, Tournerbury Lane, Hayling (1988) **(Decided – Granted)**
- 3) **1991** 91/50683/000 | Provision of nine-hole golf course and driving range. C/U of hay barn to club premises. Demolish two straw barns and lean to and erection of driving cover, proshop W.C.s & carpark | Part of Tournerbury Farm, Tournerbury Lane, Hayling Island, Hampshire, PO119DL (1991) **(Decided – Granted)**
- 4) **1992** 92/50683/003 | Agricultural permitted development determination for proposed private way | Tournerbury Farm, Tournerbury Lane, Hayling Island, Hampshire, PO119DL **(Decided – Granted)**
- 5) **1992** 92/50683/002 | Agricultural permitted development determination for proposed secondary sea defence wall | Tournerbury Farm, Tournerbury Lane, Hayling Island, Hampshire, PO119DL **(Decided - Refused)**
- 6) **1993** 93/50683/004 | Approval of matters reserved Planning Permission No. 91/50683 for reconstruction of a nine-hole golf course, driving range and associated car parking | Tournerbury Farm, Tournerbury Lane, Hayling Island, Hampshire, PO119DL **(Decided – Granted)**
- 7) **1993** 93/50683/006 | Approval of reserved matters for planning permission No. 93/50683 for landscaping and floodlighting. | Tournerbury Farm, Tournerbury Lane, Hayling Island, Hampshire, PO119DL **(Decided – Granted)**
- 8) **1995** 95/50683/007 | Two storey side extension. | Tournerbury Farm, Tournerbury Lane, Hayling Island, Hampshire, PO119DL **(Decided – Granted)**

- 9) **1996** 96/50683/009 | Improvements to existing sea defences to eastern boundary of site | Tournbury Farm, Tournbury Lane, Hayling Island, Hampshire, PO119DL **(Decided – Refused)**
- 10) **1996** 96/50683/010 | Extension of time period for the Change of Use of hay barn to golf clubhouse variation of condition 3 of pp 91/50683 | Tournbury Farm, Tournbury Lane, Hayling Island, Hampshire, PO119DL **(Decided – Granted)**
- 11) **1999** 99/50683/011 | Application for determination as to whether prior approval is required for the siting, design and external appearance of proposed steel-clad Fodder Barn/Store for Agricultural Use | Tournbury Farm, Tournbury Lane, Hayling Island, Hampshire, PO119DL **(Decided – Prior Approval Not Required)**
- 12) **2000** 00/50683/012 | Extension of time period for change of use of hay barn to golf clubhouse. (previous permissions 91/50683 and 96/50683/10) (Variation of condition 1 of 96/50683/010). | Tournbury Farm, Tournbury Lane, Hayling Island, Hampshire, PO119DL **(Decided – Granted)**
- 13) **2003** 03/50683/013 | 15 metre slim line column to accommodate a total of 6 antennae and up to 4 transmission dishes. Equipment cabinets, electricity meter cabinet and ancillary cabling all located within fenced compound. (Re-advertised) | Tournbury Farm, Tournbury Lane, Hayling Island, PO119DL **(Decided – Prior Approval Not Required)**
- 14) **2004** 04/50683/014 | Single storey extension to the north elevation and two storey extension to the south elevation. | Tournbury Farm, Tournbury Lane, Hayling Island, PO119DL **(Decided – Granted)**
- 15) **2005** 05/50683/015 | Erection of 15m high Cypress Tree Telecommunications mast to accommodate 3 antenna and 2 transmission dishes, 6 equipment cases, meter case and fencing. | Tournbury Farm, Tournbury Lane, Hayling Island, PO119DL **(Decided – Granted)**
- 16) **2006** 06/50683/016 | Proposed telecommunications installation for Hutchison 3G UK Ltd consisting of 3 antennas, 1 dish, on slim lattice tower (overall height 18.7m), ground based cabinets and ancillary development. | Tournbury Farm, Tournbury Lane, Hayling Island, PO119DL **(Appeal Decided – Refused)**
- 17) **2006** 06/50683/017 | Extension of time period for change of use of hay barn to golf clubhouse (previous permissions 91/50683/000, 96/50683/010 and 00/50683/012). Variation of condition 1 of 96/50683/010. | Tournbury Farm, Tournbury Lane, Hayling Island, PO119DL **(Decided – Granted)**
- 18) **2012** APP/12/01333 | Application to determine whether prior approval will be required for the siting and means of construction of a private way. | Land within Tournbury Farm curtilage and adjacent to Laburnum Grove **(Prior Approval Required – Permit)** **(This was our original request for a new access to the woods).**

19)2017 APP/17/00207 | Construct vehicular track from the public highway to Tournbury Woods Estates for the purpose of avoiding agricultural operations in Tournbury Farm. (04.05.17). Request to discharge condition numbers 3,4 and 7. (05.02.20). | Tournbury Woods, Tournbury Lane, Hayling Island **(Decided – Granted)**

20)2020 APP/20/00626 | Variation of conditions 2 and 7 of Planning Permission APP/17/00207 (Construct vehicular track from the public highway to Tournbury Woods Estates for the purpose of avoiding agricultural operations in Tournbury Farm) to substitute a new plan "BJC Location and Site Plan (Plan no. H125/2020.07.03L/SP)" in lieu of approved plan "Site Plan and Section DN: A102"; and revised landscaping and tree planting proposals from those previously approved. | Tournbury Woods, Tournbury Lane, Hayling Island **(Enforcement action taken to rebuild road to our original specification as granted by HBC in APP/17/00207)**

What has not been consented by Havant Borough Council since 1987 are the following buildings / uses / activities at Tournbury Farm –

- A. Change of use of Tournbury Farmyard into golf centre use for the maintenance and storing of golf centre machinery, golf equipment and paraphernalia.
- B. Change of use of Tournbury Farm for the purposes of third-party Commercial plant and machinery storage.
- C. Change of use of Tournbury Farm for the storage of Building materials for sale (not related to agricultural or equine use).
- D. Containerised storage – non-agricultural or equine.
- E. Storage of articulated lorry trailers.
- F. Non-agricultural workshops (carpenters' workshop) (historic).
- G. Commercial waste burning facility (of imported waste, not waste generated on site and not green waste generated on site as per AGPS's Environment Agency Waste Permit *D7 – Burning Waste in the Open* – Registered 14/02/2019 – Expires 13/02/2022).
- H. Commercial waste *storage* facility of inert earth, brick rubble, concrete (of imported waste, not generated on site). AGPS holds an Environment Agency Waste Permit *U1 – Use of waste in construction* – Registered 04/04/2019 – Expires 03/04/2022).

- I. Commercial waste *recycling* facility of inert earth, brick rubble, concrete (of imported waste, not generated on site).
- J. Long term storage of scrap metal / non-agricultural or equine related plant and tyres.
- K. Boat storage.
- L. Plant storage and commercial operating base for building contractors / Highway maintenance and line marking contractors.
- M. Storage of caravans and mobile homes.
- N. Use of access road from public highway to TF used by Tournerbury Golf Course / Centre traffic, - use of access for such purpose not included in the Deed of Modification to golf use in May 1993.
- O. Use as commercial operating base for groundworks and fencing business (Phillips Fencing, owned and run by Mr and Mrs Phillips's son – William Phillips) and storage of plant and machinery and building materials of said business.
- P. Use of a small area of Tournerbury Marsh as a golf green, outside of the boundary of the Deed of Modification to golf use in May 1993 and outside the agreed planning permission. NB - this land is SSSI, SPA, RAMSAR designated.
- Q. Use of golf course irrigation pond for fishing by third parties, in breach of the Restrictive Covenant.
- R. Use of Tournerbury Marsh (SSSI / SPA / RAMSAR) as builders waste tip and long-term storage of inert soil.
- S. Use of Tournerbury Marsh (SSSI / SPA / RAMSAR) for long-term use of storage of inert waste brick rubble / concrete / builders waste.
- T. Use of TF for the long-term storage of motor vehicles (non-agricultural or equine).
- U. Construction of barns without planning permission.
- V. Change of use of Agricultural dwelling to commercial rental property (not agricultural or equine use).
- W. Construction of a horse ménage in agricultural field without planning permission.

- X. Construction of a round pen for horse training, without planning permission and hidden from public view.
- Y. Infilling of natural drainage pond to create horse training round pond without planning permission, using non-screened waste material with the water course feeding directly into Chichester Harbour SSSI / SPA / RAMSAR / AONB. (hidden from public view).
- Z. Construction of a substantial permanent stable block without planning permission and hidden from public view.
- AA. Construction of two buildings (believed to be tack rooms, but unqualified) without planning permission and hidden from public view.
- BB. Extension of domestic curtilage area of 1 and 2 Farm cottages change of use from agricultural land without planning permission.
- CC. Conversion of 1 & 2 Farm Cottages into a single dwelling house without planning permission.
- DD. Construction of an earth bund on agricultural field adjacent to Tournerbury Wood to screen (hide) illegal waste burning facility at Tournerbury Farm without planning permission.
- EE. Construction of a waste tipping and burning facility in above mentioned G. H. and I. on agricultural field without planning permission and in the Chichester Harbour AONB.
- FF. Fencing off of domestic curtilage of 'The Granary' Farmhouse and construction of a hardstanding for the purposes of change of use to a caravan storage area. As part of this a barn was demolished without prior approval and is believed to be in the AONB.
- GG. Fencing off of domestic curtilage of 'The Granary' Farmhouse for the purposes of moving the golf centre car park as submitted in the recent local plan, without applying for change of use.
- HH. Creation of a residential unit in Farmyard by siting of a static caravan, commercially let to the public, not ancillary to farm use.

Please see following pages for historic Google Earth Images over time, showing the above planning, environmental contraventions / and Restrictive Covenant breaches –



Contraventions of Restrictive Covenant / Planning / Environmental laws –

- A. Change of use of Tournerbury Farmyard into golf centre use for the maintenance and storing of golf centre machinery, golf equipment and paraphernalia.

- C. Change of use of Tournerbury Farm for the storage of Building materials for sale (not related to agricultural or equine use).

- D. Containerised storage – non-agricultural or equine.

- E. Storage of articulated lorry trailers.

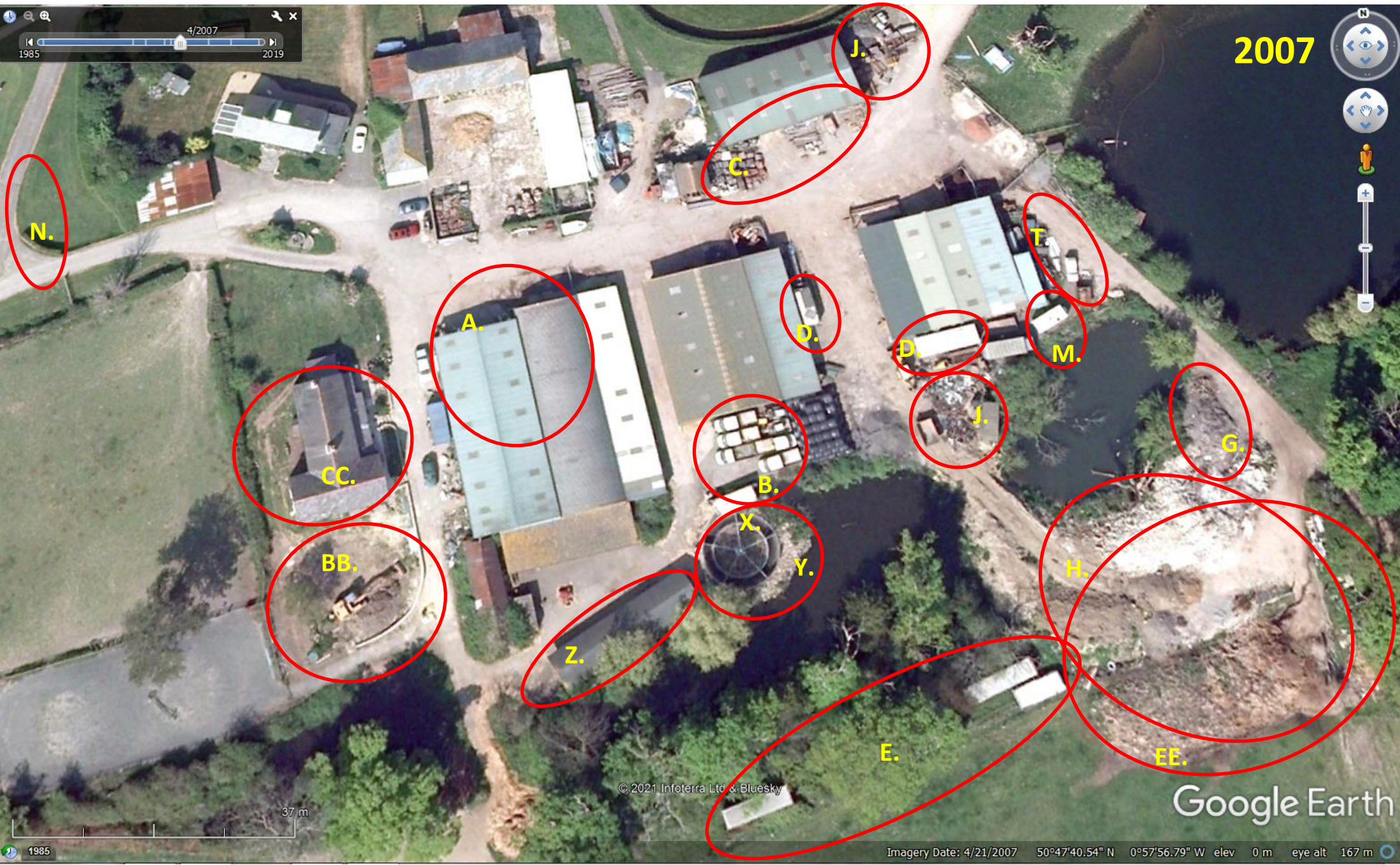
- G. Commercial waste burning facility (of imported waste, not waste generated on site and not green waste generated on site as per AGPS’s Environment Agency Waste Permit *D7 – Burning Waste in the Open* – Registered 14/02/2019 – Expires 13/02/2022).

- N. Use of access road from public highway to TF used by Tournerbury Golf Course / Centre traffic, - use of access for such purpose not included in the Deed of Modification to golf use in May 1993.

- U. Construction of barns without planning permission.

- W. Construction of a horse ménage in agricultural field without planning permission.

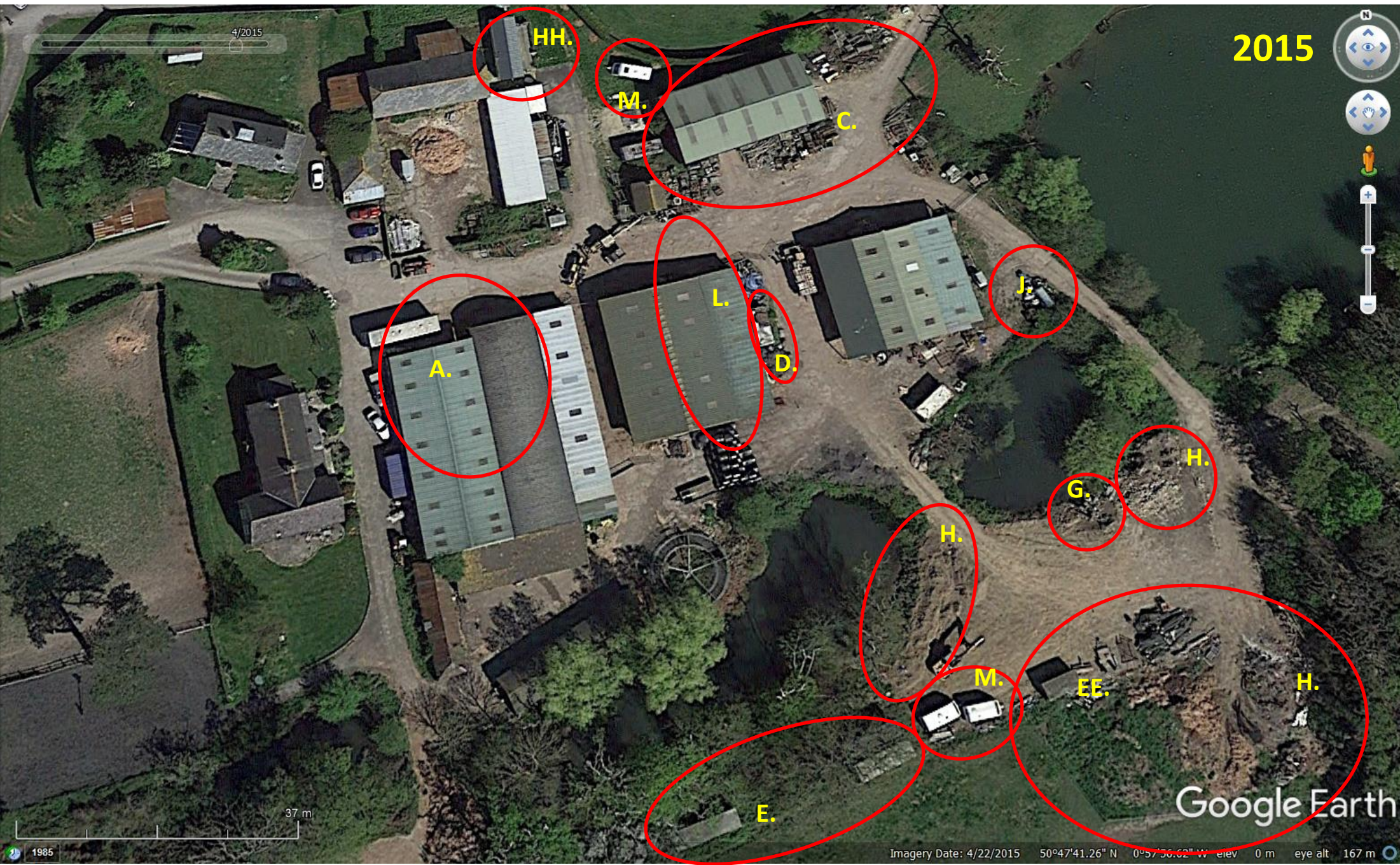
- AA. Construction of two buildings (believed to be tack rooms, but unqualified) without planning permission and hidden from public view.



Contraventions of Restrictive Covenant / Planning / Environmental laws –

- A. Change of use of Tournerbury Farmyard into golf centre use for the maintenance and storing of golf centre machinery, golf equipment and paraphernalia.
- B. Change of use of Tournerbury Farm for the purposes of third-party Commercial plant and machinery storage.
- C. Change of use of Tournerbury Farm for the storage of Building materials for sale (not related to agricultural or equine use).
- D. Containerised storage – non-agricultural or equine.
- E. Storage of articulated lorry trailers.
- G. Commercial waste burning facility (of imported waste, not waste generated on site and not green waste generated on site as per AGPS’s Environment Agency Waste Permit *D7 – Burning Waste in the Open* – Registered 14/02/2019 – Expires 13/02/2022).
- H. Commercial waste *storage* facility of inert earth, brick rubble, concrete (of imported waste, not generated on site). AGPS holds an Environment Agency Waste Permit *U1 – Use of waste in construction* – Registered 04/04/2019 – Expires 03/04/2022).
- G. Long term storage of scrap metal / non-agricultural or equine related plant and tyres.
- M. Storage of caravans and mobile homes.
- N. Use of access road from public highway to TF used by Tournerbury Golf Course / Centre traffic, - use of access for such purpose not included in the Deed of Modification to golf use in May 1993.
- T. Use of TF for the long-term storage of motor vehicles (non-agricultural or equine).
- X. Construction of a round pen for horse training, without planning permission and hidden from public view.
- Y. Infilling of natural drainage pond to create horse training round pond without planning permission, using non-screened waste material with the water course feeding directly into Chichester Harbour SSSI / SPA / RAMSAR / AONB. (hidden from public view).
- Z. Construction of a substantial permanent stable block without planning permission and hidden from public view.

- BB. Extension of domestic curtilage area of 1 and 2 Farm cottages change of use from agricultural land without planning permission.
- CC. Conversion of 1 & 2 Farm Cottages into a single dwelling house without planning permission.
- EE. Construction of a waste tipping and burning facility in above mentioned G. H. and I. on agricultural field without planning permission and in the Chichester Harbour AONB.



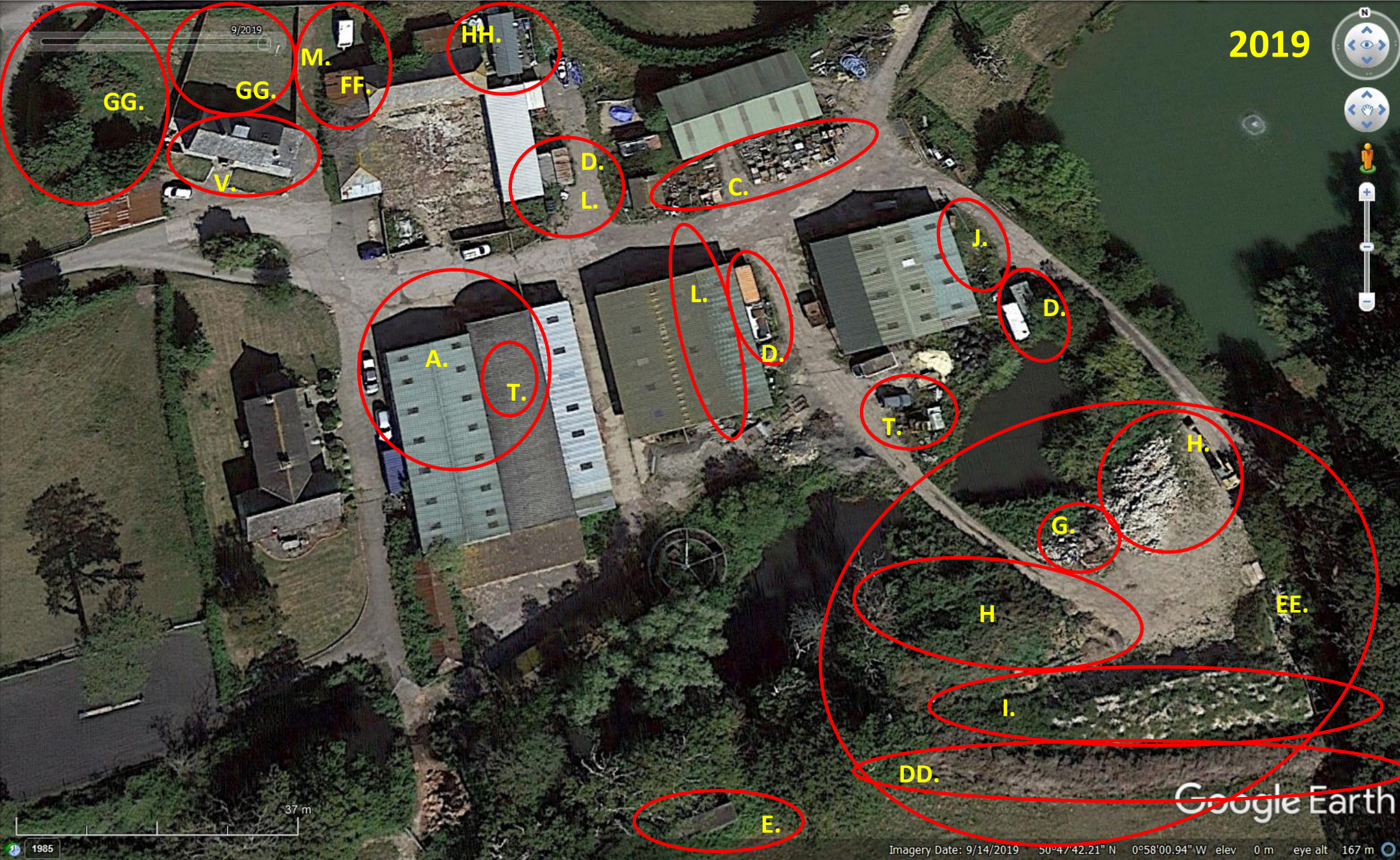
2015

Google Earth

Imagery Date: 4/22/2015 50°47'41.26" N 0°57'30.32" W elev 0 m eye alt 167 m

Contraventions of Restrictive Covenant / Planning / Environmental laws –

- A. Change of use of Tournerbury Farmyard into golf centre use for the maintenance and storing of golf centre machinery, golf equipment and paraphernalia.
- C. Change of use of Tournerbury Farm for the storage of Building materials for sale (not related to agricultural or equine use).
- D. Containerised storage – non-agricultural or equine.
- E. Storage of articulated lorry trailers.
- G. Commercial waste burning facility (of imported waste, not waste generated on site and not green waste generated on site as per AGPS’s Environment Agency Waste Permit *D7 – Burning Waste in the Open* – Registered 14/02/2019 – Expires 13/02/2022).
- H. Commercial waste *storage* facility of inert earth, brick rubble, concrete (of imported waste, not generated on site). AGPS holds an Environment Agency Waste Permit *U1 – Use of waste in construction* – Registered 04/04/2019 – Expires 03/04/2022).
- J. Long term storage of scrap metal / non-agricultural or equine related plant and tyres.
- L. Plant storage and commercial operating base for building contractors / Highway maintenance and line marking contractors.
- M. Storage of Caravans and mobile homes.
- EE. Construction of a waste tipping and burning facility in above mentioned G. H. and I. on agricultural field without planning permission and in the Chichester Harbour AONB.
- HH. Creation of a residential unit in Farmyard by siting of a static caravan, commercially let to the public, not ancillary to farm use.



Contraventions of Restrictive Covenant / Planning / Environmental laws –

- A. Change of use of Tournerbury Farmyard into golf centre use for the maintenance and storing of golf centre machinery, golf equipment and paraphernalia.
- C. Change of use of Tournerbury Farm for the storage of Building materials for sale (not related to agricultural or equine use).
- D. Containerised storage – non-agricultural or equine.
- E. Storage of articulated lorry trailers.
- G. Commercial waste burning facility (of imported waste, not waste generated on site and not green waste generated on site as per AGPS’s Environment Agency Waste Permit *D7 – Burning Waste in the Open* – Registered 14/02/2019 – Expires 13/02/2022).
- H. Commercial waste *storage* facility of inert earth, brick rubble, concrete (of imported waste, not generated on site). AGPS holds an Environment Agency Waste Permit *U1 – Use of waste in construction* – Registered 04/04/2019 – Expires 03/04/2022).
- J. Long term storage of scrap metal / non-agricultural or equine related plant and tyres.
- L. Plant storage and commercial operating base for building contractors / Highway maintenance and line marking contractors.
- M. Storage of Caravans and mobile homes.
- T. Use of TF for the long-term storage of motor vehicles (non-agriculture or equine).
- DD. Construction of an earth bund on agricultural field adjacent to Tournerbury Wood to screen (hide) illegal waste burning facility at Tournerbury Farm without planning permission.
- EE. Construction of a waste tipping and burning facility in above mentioned G. H. and I. on agricultural field without planning permission and in the Chichester Harbour AONB.

- FF. Fencing off of domestic curtilage of 'The Granary' Farmhouse and construction of a hardstanding for the purposes of change of use to a caravan storage area. As part of this a barn was demolished without prior approval and is believed to be in the AONB.
- GG. Fencing off of domestic curtilage of 'The Granary' Farmhouse for the purposes of moving the golf centre car park as submitted in the recent local plan, without applying for change of use.
- HH. Creation of a residential unit in Farmyard by siting of a static caravan, commercially let to the public, not ancillary to farm use.