



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL of Planning Permission

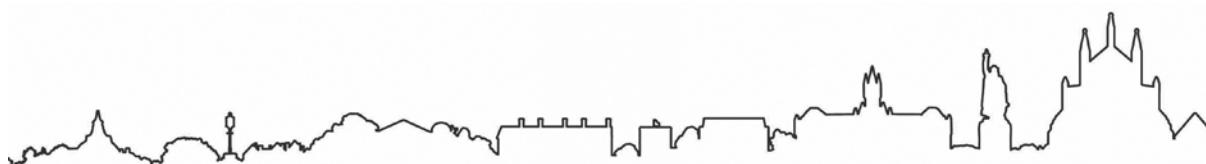
Planning Application Reference: 20/00739/FUL

Decision Date:- 06.05.2020

Winchester City Council **REFUSES** planning permission for Change of use of land to use as residential caravan site for two gypsy/traveller families, each with two caravans including no more than one static caravan/mobile home, together with laying of hardstanding, construction of new access and erection of two ancillary amenity buildings. at **Lower Paddock, Bent Lane, Hambledon, Hampshire**, due to the following reason(s):

- 1 The proposal fails to accord with policies MTRA4 and CP5 of the Winchester District Local Plan Part 1 and DM4 of the Winchester District Local Plan Part 2 in that it would result in additional dwellings in the countryside for which there is no justification.
- 2 The proposal is contrary to policies CP13 of the Winchester District Local Plan Part 1 and policies DM15 and DM23 of the Winchester District Local Plan Part 2 in that they fail to respond positively to or enhance the rural character of the area.
- 3 The proposal fails to provide sufficient information in regard to policies CP16 of the Winchester District Local Plan Part 1 in regard to the impact of the proposal on the nearby protected landscape features and ecology.
- 4 The proposal fails to provide sufficient information in regard to policy DM18 of the Winchester District Local Plan Part 2 in that the proposal has not demonstrated acceptable visibility splays at the proposed site access that could detrimentally impact the safety of highways users.

J Pinnock
Julie Pinnock BA (Hons) MTP MRTPI
Head of Development Management



Notes To Accompany Planning Decision Notice

Rights of Appeal:

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against any of the conditions applied to this permission under section 78 of the Town and Country Planning Act 1990.
- **As this is a decision relating to a Planning Application, any appeal against the reason for refusal must be made within six months from the date of this notice.**
- **If an enforcement notice is served relating to the same or substantially the same land 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 of the date of this notice, whichever period expires earlier.**
- 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.
- Appeals must be made using a form which you can get from the Secretary of State at:

The Planning Inspectorate (England)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Or online at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

- 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

