



Final Comments

SITE: Land and premises at Greenclose also known as Lower Parklands, Wangfield Lane, Curdridge, Southampton, Hampshire, SO32 2DA

APPEALS BY: Mr John Newbury

AGAINST ENFORCEMENT NOTICE

Appeal reference: APP/L1765/C/22/3313363

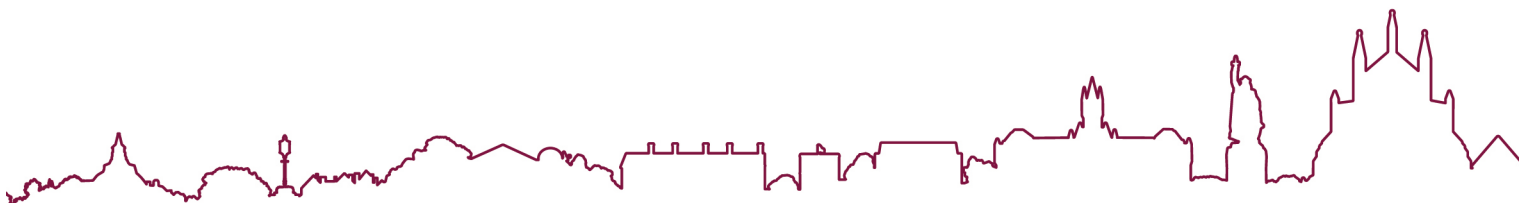
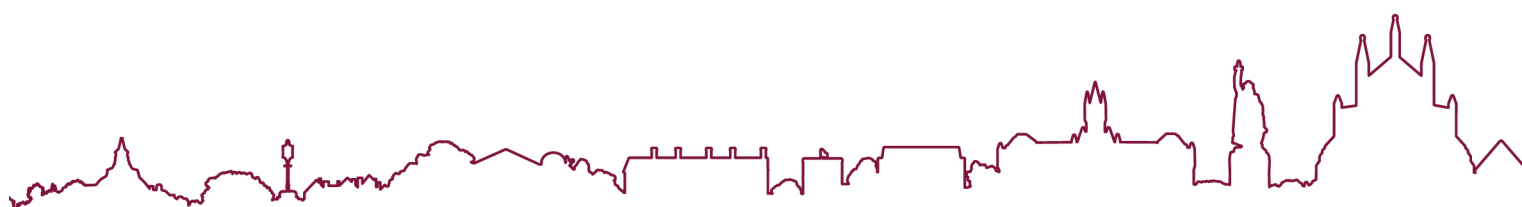


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1. INTRODUCTION

1.1 This statement follows the Council's initial comments and provides the final comments for the appeal.

1.2 In this statement the Council responds to points raised by the Appellant in their initial statement.

1.3 The evidence that I have prepared and provide in this written statement is true and has been prepared and given in accordance with the Royal Town Planning Institute guidance. I confirm that opinions expressed are my true and professional opinions.

2. RESPONSE TO GROUND (a) - That, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.

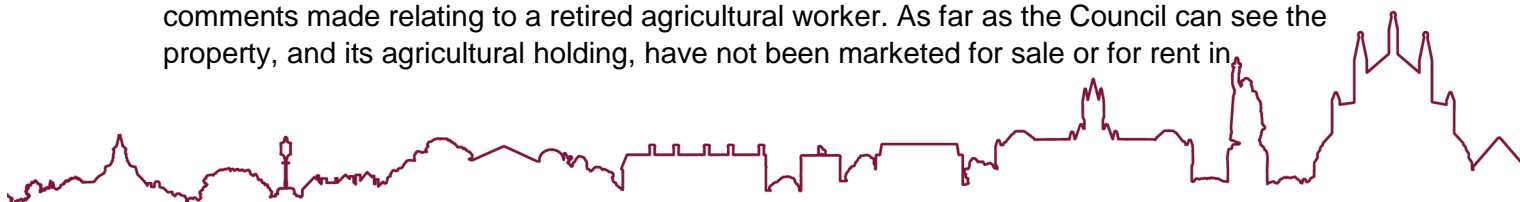
2.1 The Council have clearly laid out their reasoning against the grant of planning permission, including policy objections within their previous comments however it is felt necessary to respond to some of the appellants points.

2.2 Reference to the criteria being very different today as to how it was in 1998 has been made by the appellant, however policies still remain in place and have been updated to ensure the avoidance of new isolated homes in the countryside. It is clear that the importance behind such conditions is still relevant today. These are referenced in the Council's previous submission but for ease include the NPPF 2021 and the Winchester District Local Plan Part 1 which outlines that unless there are special circumstances – one of these being an essential need for a rural worker to live permanently at or near to their place of work in the Countryside. This clearly evidences the need to protect such dwellings and ensure they remain in place where such a need remains.

2.3 It is expected that occupancy conditions on essential rural workers dwellings will only be removed if the LPA is satisfied that the long term need for the dwelling has ceased and there is no evidence of a continuing need for housing for workers solely or mainly employed in agriculture or forestry on the housing or in the surrounding area. There is still no information submitted to demonstrate such a case.

2.4 In response to the appellant's point 27 within their statement, the requirement does not specify it has to be sited on the land where the use is occurring. It states 'live permanently at or near to their place of work in the Countryside.' There may well be workers employed within the vicinity who would have a need for such a dwelling. It is also possible that another agricultural worker could create a viable business on the land. The timeline suggests the appellant purchased the land and immediately sought to move away from the authorised agricultural use without attempting to use the land in such a manner or market it in this way.

2.5 At point 28 within the appellants statement it states 'there are no farms locally of sufficient size to warrant a second dwelling as they all have dwellings meeting the need'. Again no evidence has been provided to substantiate this claim. As are the further comments made relating to a retired agricultural worker. As far as the Council can see the property, and its agricultural holding, have not been marketed for sale or for rent in



accordance with the condition and as such it is difficult to ascertain what the current need or desire for sure a dwelling is within the vicinity.

3. RESPONSE TO GROUND (d) - That, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.

3.1 No evidence to substantiate the claims within the statement of case has been provided. The previous owners provided an email to the Council that confirmed the position as of the date they sold, this states their mother (a retired farmer) continued to reside in the property. They also advise that the property was sold to someone who complied with the condition, at the very least at the date that they sold the property the condition had been complied with. A further email confirms the exact extent of their farming and involvement and includes their mother within the farming activity, this directly disputes the appellants version of events. As the owners at the time their version comes first hand, whereas the appellants is second hand information. This email trail has been provided at appendix 1.

3.2 The Council would also like to draw the inspectors decision to a recent Prior notification application submitted by the appellant whereby he relies on the land and building being last used for agriculture in order to obtain permission to convert the barn on the land. The application form clearly states within the eligibility section that the use on 20th March 2013 was solely for an agricultural use as part of an established agricultural unit.

3.3 The application also includes a signed declaration from the previous owner advising the land and barn were used for agriculture by himself until the point of sale. It seems that if such a statement was produced for an application it could have been provided to verify the breach of condition if in fact that were the case. Following the Council flagging the discrepancy between the information provided for this appeal and the application this was subsequently withdrawn. This suggests that either the information provided for this appeal, or the information provided for that application to have been false. This is relevant as the Council has evidence to dispute the claim that the condition was breached prior to the current owner obtaining the property and in a balancing act against the owner's submitted evidence (which seems to rely upon unsworn statement of cases) this misinformation suggests that the appellant has provided potentially false misleading information. These documents are provided at appendix 2.

4. CONCLUSION

4.1 For the reasons given above and in the attached appendices, the Inspector is respectfully requested to dismiss this appeal and uphold the enforcement notice in its entirety.

5. APPENDICES

Appendix 1 - Email from previous owners confirming compliance

Appendix 2 - Prior notification for agricultural barn documents



Gabriella Bowe-Peckham

From: [REDACTED]
Sent: 03 April 2023 20:42
To: Kate Longley
Subject: Re: Greenclose, Wangfield lane

Good afternoon

Thank you for your email regarding the appeal for Greenclose.

We have read Mr Newberry's appeal documents and know for a fact being the previous owners that the information he has given on our business and occupation is totally incorrect and we feel very strongly about this.

As of my previous email stating that we lived in the bungalow from when we built it and at no time during our ownership which was from 1988 to 2013 was there a breach of the agricultural condition.

Our dairy was run from Lower Wangfield Farm for many years and beef farming was never run from there, so goodness knows where he got that information from. I have photographs of the cows coming by the side of Greenclose to cross over the road to Lower Wangfield for milking and Mrs Hill senior can be seen in her wheelchair helping like she did every day throughout the summer months year after year.

She was a very independent amazing lady who although was confined to a wheel chair brought up 5 children on the farm and drove for many years. She also looked after herself and did her garden flower beds at Greenclose until her early eighties, she was fiercely independent and the life and sole of the family.

She was very much a farming widow and only moved to Greenclose as stated in my previous email after her farmer husband had a stroke.

The bungalow was always well looked after and extremely well treated, in fact after Mrs Hill passed away the bungalow was redecorated and new carpets laid by myself and my daughter and was sold in extremely good condition.

Peter and myself moved our whole herd of dairy cows from farm to Devon and at no time have ever farmed sheep, in fact we are still dairy farming to this day.

We strongly object to Mr Newberry using such inaccurate information to try and have the tie removed and hope that the bungalow continues to have an agricultural tie attached to it.

Kind regards

From: [REDACTED]
Sent: 03 April 2023 16:18
To: [REDACTED]
Subject: RE: Greenclose, Wangfield lane

Good afternoon,

Appendix 1: Email from previous owners confirming compliance

I just wanted to update you that the notice was served and an appeal has been submitted. The appellant a Mr John Newbury has outlined several claims about the use prior to their purchase, including that the condition was breached for all but 1 year which I wonder if you would like to provide further comment on. You can see this through the following link;
[Land at Greenclose also known as Lower Parklands - APP/L1765/C/22/3313363 - Winchester City Council](#)

The deadline is the 6th April, you are able to comment directly if you so wish.

Kind regards,
Kate Longley

From: [REDACTED]
Sent: 12 May 2022 19:49
To: [REDACTED]
Subject: Re: Greenclose, Wangfield lane

Good Evening

I can confirm that the property Greenclose was occupied by our mother Mrs D Hill a retired farmer until her death, it was then sold it has always had an agricultural tie and was sold to a person who meet the terms of the tie.

I hope this information proves helpful to you.

Regards
[REDACTED]

From: [REDACTED]
Sent: 12 May 2022 10:22
To: [REDACTED]
Subject: Greenclose, Wangfield lane

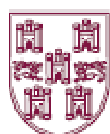
Good morning,

I am aware that you previously owned the above property. Whilst I appreciate you are no longer the owners I would be grateful if you could provide me with some information regarding the history of the site. Specifically when you were occupying the property and whether you, or your partner, have an occupation in agriculture. From applications on our system I can see it seems likely the property was still occupied by yourselves in 2005/2006 but that in 2010 it appears you no longer occupied the property but still owned it – could you confirm who occupied the property at this time? I am aware the property was then sold in 2013 but it is not clear who, if anyone, occupied the property prior to this? Any information you could provide would be gratefully received.

Kind regards,

Kate Longley

Planning Contractor
Winchester City Council
Colebrook Street
Winchester, SO23 9LJ
Tel: 01962 848 480
Ext: 2602



Winchester
City Council



Appendix 1: Email from previous owners confirming compliance



Please note I do not work Wednesdays.

The contents of this email are the opinion of the named officer and are given without prejudice. If the contents relate to a matter of planning law they are not legally binding, should you wish for a lawful determination of a planning matter you are advised to submit a Lawful development certificate. If the matters relate to the likelihood of planning permission they do not constitute a binding planning decision, should you require a formal planning response you are advised to submit a planning application.

This email and any files transmitted with it are intended solely for the addressed individual. The information in this email may be confidential; if you have received it in error, please accept our apologies and notify the sender as soon as possible, and delete it from your system without distributing or copying any information contained within it. Under UK Data Protection and Freedom of Information legislation, the contents of this email might have to be disclosed in response to a request. We check emails and attachments for viruses before they are sent, but you are advised to carry out your own virus checks. Winchester City Council cannot accept any responsibility for loss or damage caused by viruses.

This email and any files transmitted with it are intended solely for the addressed individual. The information in this email may be confidential; if you have received it in error, please accept our apologies and notify the sender as soon as possible, and delete it from your system without distributing or copying any information contained within it. Under UK Data Protection and Freedom of Information legislation, the contents of this email might have to be disclosed in response to a request. We check emails and attachments for viruses before they are sent, but you are advised to carry out your own virus checks. Winchester City Council cannot accept any responsibility for loss or damage caused by viruses.

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I, [REDACTED] of High Ridge Farm, Chalk Hill, Soberton, Southampton SO32 3PH will say as follows:-

1. I purchased the land and buildings known as Lower Parklands, Wangfield Lane, Curdidge, Southampton from my brother Peter.
2. As part of our farming business Lower Parklands was farmed along with Lower Wangfield Farm, the property immediately opposite.
3. When the family farming business was terminated, I purchased Lower Parklands from [REDACTED]
4. I purchased this from him on 18th October, 2011.
5. At the time there was a barn and the start of a menage on the site.
6. I decided not to complete the menage as there was no prospect for it.
7. It was duly filled and covered with tarmac.
8. The barn was continued to be used for my agricultural interest.
9. I mainly kept my agricultural machinery in it.
10. I can confirm that on 20th March, 2013 the building was used for agricultural purposes and remained so until it was sold to [REDACTED] and [REDACTED] partner on 24th March 2014.
11. I also can confirm that there was several areas of tarmac laid over the site. This was used as walkways to get the cattle from Wangfield Farm to the fields at Lower Parklands.
12. This was necessary as the number of cattle destroyed the ground persistently using the pathways.

This statement is true to the best of my knowledge and belief and I make it knowing that, if tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false or do not believe to be true, and I make this solemn declaration conscientiously believing the same to be true by virtue of the statutory declaration act. 1985.

Signed. [REDACTED]

Date. 11/2/2023

GREENCLOSE, WANGFIELD LANE, CURDRIDGE SO322DA

The Proposal

This application is for the conversion of an agricultural barn into three dwelling houses under class Q of the GPDO. Class Q sets out stringent conditions each of which must be met to allow the conversion to take place under prior approval regulations.

Principle of the development

Class Q part 3 schedule 2 of the TCP general permitted order 2015 amended allows development which consists of the following.

- (a) Change of use of a building and any land within its curtilage from a use as an agricultural building to a use that falls within class 3(a dwelling house) of the schedule to the Use Class Order; or development referred to in paragraph (a) together with building operations reasonably necessary to convert the building to a C 3 use.

The Applicant considers the proposal conforms to the definition of conversion as set out in the GPDO (see plans)

A structural report is submitted with the application. There is no need to alter the fabric of the original building, or any structural works required

Notwithstanding the Applicants assertion the application meets the first test of Part Q as stated above ,the requirements below must also be complied with.

Class Q1 (a) – (m)

Development not permitted if the following is not complied with.

- (a) The site was not used solely for an agricultural use

As part of an established agricultural unit

- (i) On 20th March 2013
- (ii) In the case of a building which was in use before that date but was not in use on that date, when it was last in use or
- (iii) In the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the development under class Q begins.

The lawful use of the building and land is agricultural. On 20th March 2013, and prior to that date, the barn was used for the storage of farm machinery (See statutory declaration by farmer/owner at that time)

Criteria Q1 (a) is therefore complied with.

(b) in the case of

(aa) The application is for three dwelling houses and the floor area does not exceed 465 sqm per dwelling

Total internal floor space of each proposed dwelling is 164 sqm, and the 5 limit is not exceeded

Therefore, the dwellings are within the parameters stipulated.

(e) The site is occupied under an agricultural tenancy unless the express consent of both landlord and tenant has been obtained.

The Applicant confirms the land and building are not subject to an agricultural tenancy.

(g) Development under class A(a) or class B(a) of Part 6 of this schedule (agricultural buildings and operations) has been carried out on the established agricultural unit-

(i) Since 20th March 2013; or

Where development under class Q begins after 20th March 2023, during the period which is 10yrs before the date development under class Q begins

The Application meets the requirement of criterion (g), in agricultural use on 20th March 2023

(h) The development would result in the external dimensions of the building extending beyond the external dimensions of the building at any given point.

The plans submitted show that no works would extend beyond the existing roof slope, or footprint.

The application meets the requirement of (h) (See plans)

(i) The development under class Q (b) would consist of building operations other than-

The installation of replacement windows

(aa) windows, doors, roof, or exterior walls, or

(bb) water, drainage, electricity, gas, or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out building operations allowed by para Q1 (i) (i)

A structural survey is attached in support that the building works do not go beyond what can be called a conversion.

(j) The site is not on article 2 (3) land

Criteria is met.

(k) The site is not SSI, safety hazard area, or military explosives storage area.

(l) The site does not contain a scheduled monument

(m) The building is not listed

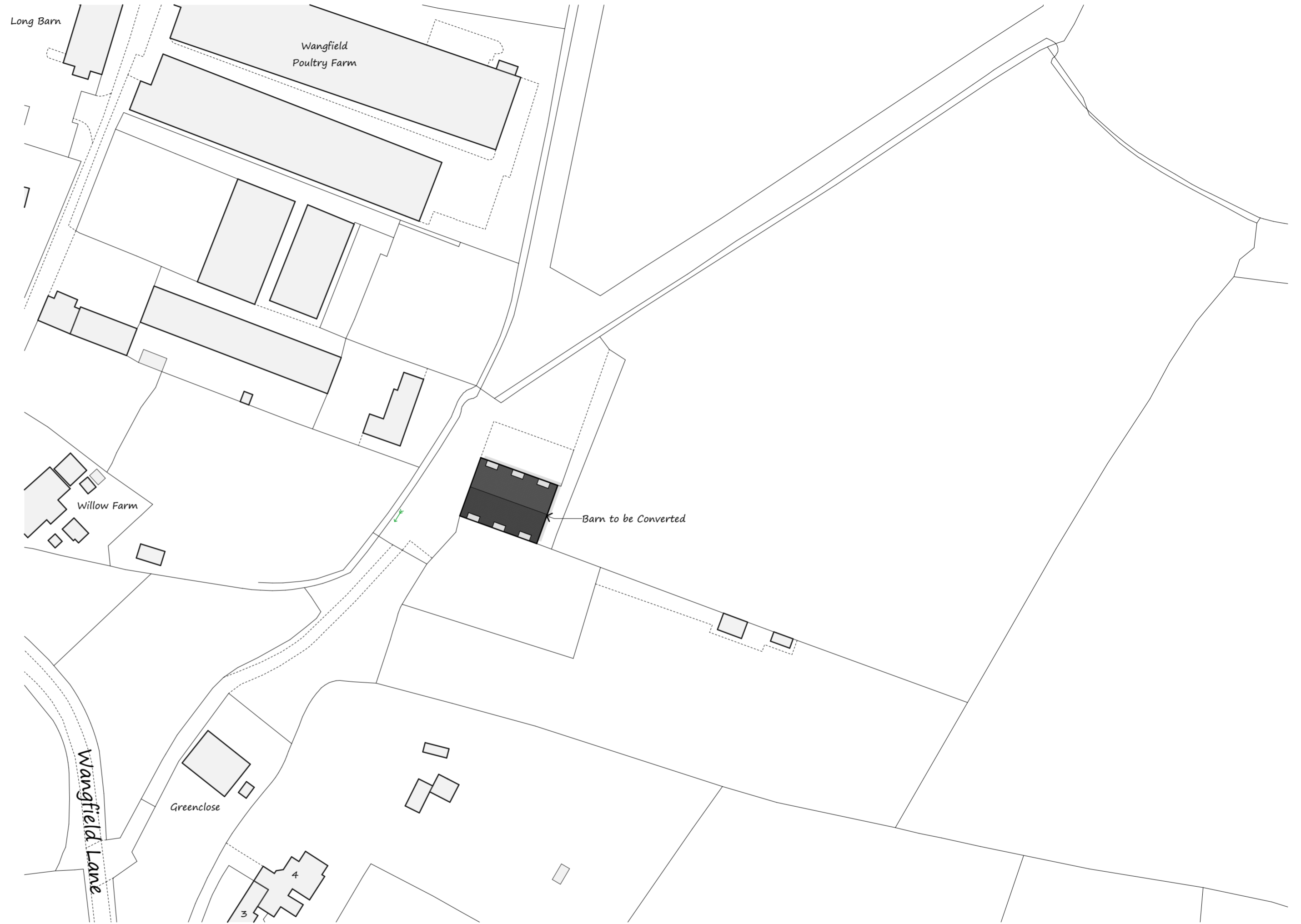
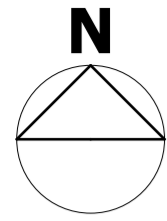
The site is not SSI, not a military storage area and the building is not listed. Criterion k,l and m are met

Further assessment by LPA under class Q 2 (conditions)

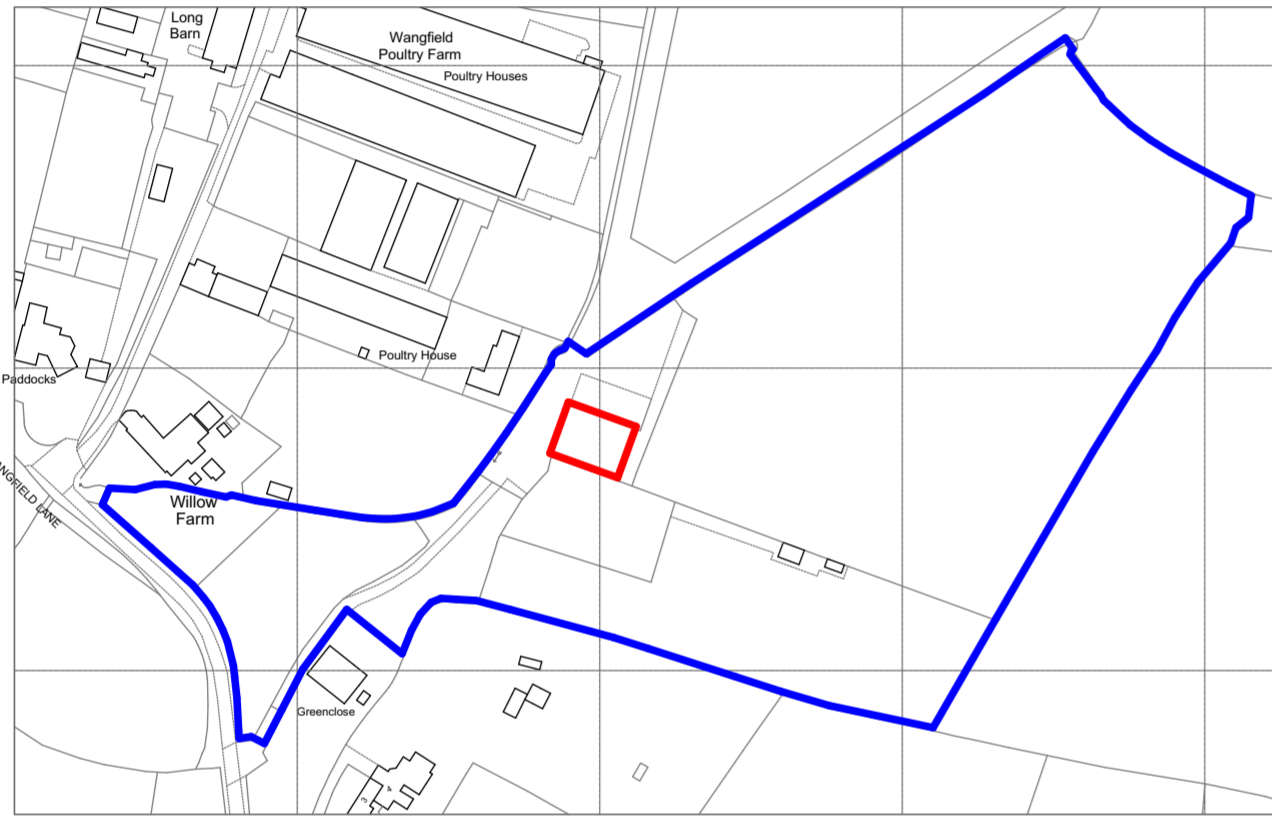
- (a) Transport and highway impacts
- (b) Noise impacts
- (c) Contamination
- (d) Flood risk
- (e) Impractical or undesirable
- (f) Design or external appearance

There are no additional highway problems or use than that generated by agricultural use of the building. There are no concerns relating to noise, the application is for residential and there are no nearby dwellings. No contamination risks exist. The site is not in an area liable to flooding The location of the building does not make it impractical or undesirable to use as C3 . The design and external appearance is not considered problematic.

The applicant believes all the criterion is met.



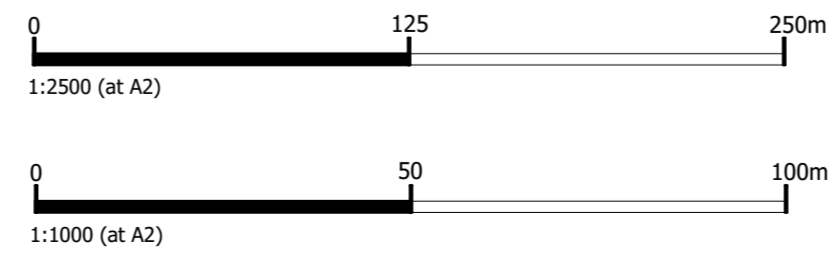
BLOCK PLAN 1:1000



LOCATION PLAN 1:2500 Crown copyright 2022 Ordnance Survey 100053143

REV	DESCRIPTION
A	Issued for Planning

DATE	AUTHOR	CHK'D	NOTES
15/02/2023	CW		



DATE
DECEMBER 2022
SCALE @ A2
1:1000/2500

AUTHOR
CW
CHECKED BY

PROJECT
Proposed Conversion of Existing Barn to 3no. x 3 Bedroom
Dwellings, Lower Parklands, Wangfield Lane, Curdridge

CLIENT
[Redacted]

STATUS
FOR PLANNING

DRAWING
Location & Block Plan

PROJECT NO.
561

DRAWING NO.
100

REV. **A**



Planning Applications

City Offices
Colebrook Street
Winchester
SO23 9LJ

Email: planning@winchester.gov.uk
Tel: 01962 840 222

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

452311

114198

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

PO7 4SX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Please note, there are further eligibility criteria that will be covered in subsequent questions.

Please note: Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- Yes
 No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013?

- Yes
 No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

- Yes
 No

Is any part of the land, site or building:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

Yes

No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

Yes

No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

Yes

No

Dwellinghouses and floor space

To be eligible for this permitted development right, the number and size of dwellinghouses developed has to be within the limits set by legislation. This includes any dwellinghouses that were previously developed under this permitted development right.

- No more than a total of 5 dwellinghouses (including no more than 3 larger dwellinghouses) can be developed;
- No single dwellinghouse can exceed 465 square metres of floor space; and
- The total combined floor space of all the larger dwellinghouses developed cannot exceed 465 square metres.

For the purposes of this permitted development right:

- 'Smaller dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of no more than 100 square metres
- 'Larger dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of more than 100 square metres but no more than 465 square metres.

Please note: For prior approval applications submitted from 6 April 2021 onwards - Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

How many smaller dwellinghouses will be created by this proposal?

0

How many larger dwellinghouses will be created by this proposal?

3

What will be the net increase in dwellinghouses?

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

3

Previous development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?

(Select 'No' if no larger dwellinghouses have been or will be created).

Yes

No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The existing barn's principal elevations face north and southwards with areas of hard-standing to the north and south of barn, grass paddocks to the east and a line of mature trees to the east.

The existing openings to the northern elevation will be utilised to provide large areas of glazing to habitable rooms, with additional glazing added to all other elevations, ensuring the proposed dwellings benefit from plenty of natural light.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

Yes

No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

Exterior walls - will be replaced with insulated walls, finished with timber horizontal cladding and profiled metal cladding

Roof - to be replaced with insulated profiled metal roofing

Windows & Doors - Metal framed double glazed windows and doors

Refer to drawing nos. 561 - 200 REV A for proposed elevations and plans

Please provide details of any transport and highways impacts and how these will be mitigated:

There are no additional highway problems or use than that generated by agricultural use of the building

Please provide details of any noise impacts and how these will be mitigated:

There are no concerns relating to noise, the application is for residential use

Please provide details of any contamination risks and how these will be mitigated:

There are no contamination risks exist

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is within Flood Risk Zone 1

Declaration

I / We hereby apply for Prior Approval: Change of use - agriculture to dwellinghouses as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

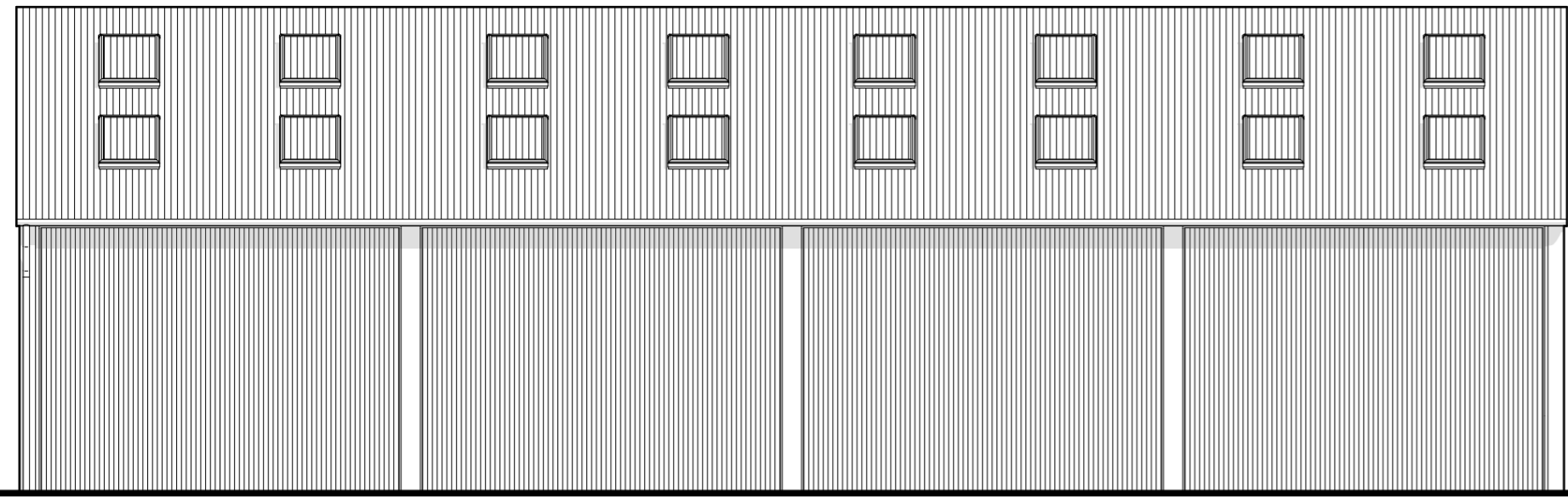
[Redacted Signature]

Date

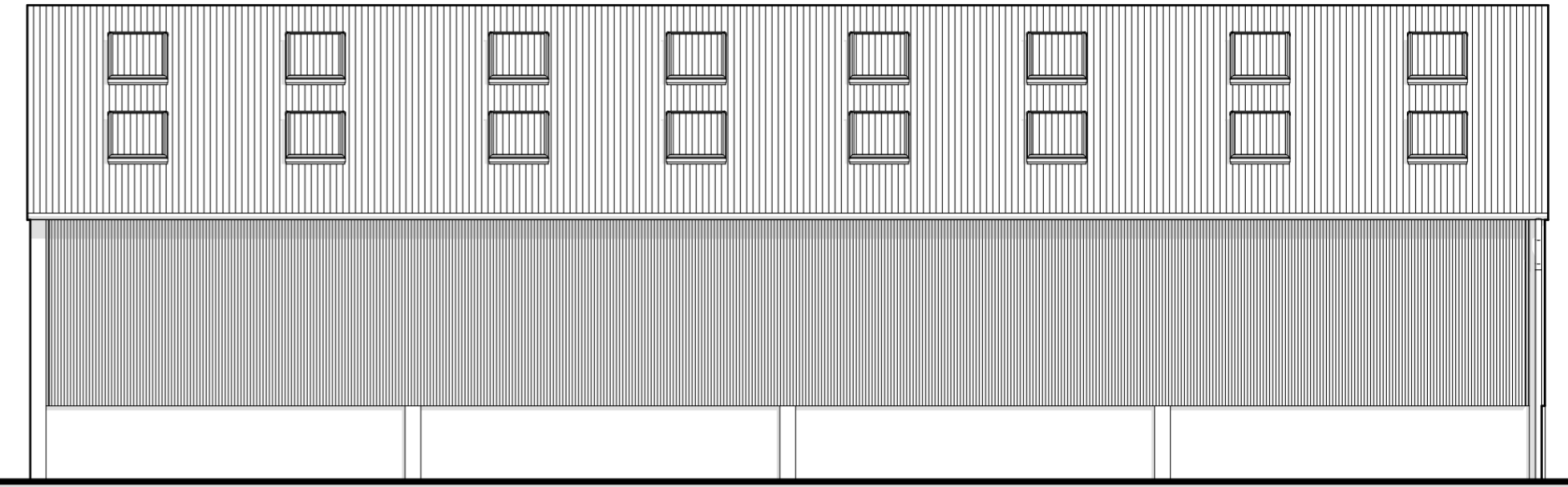
16/02/2023

Amendments Summary

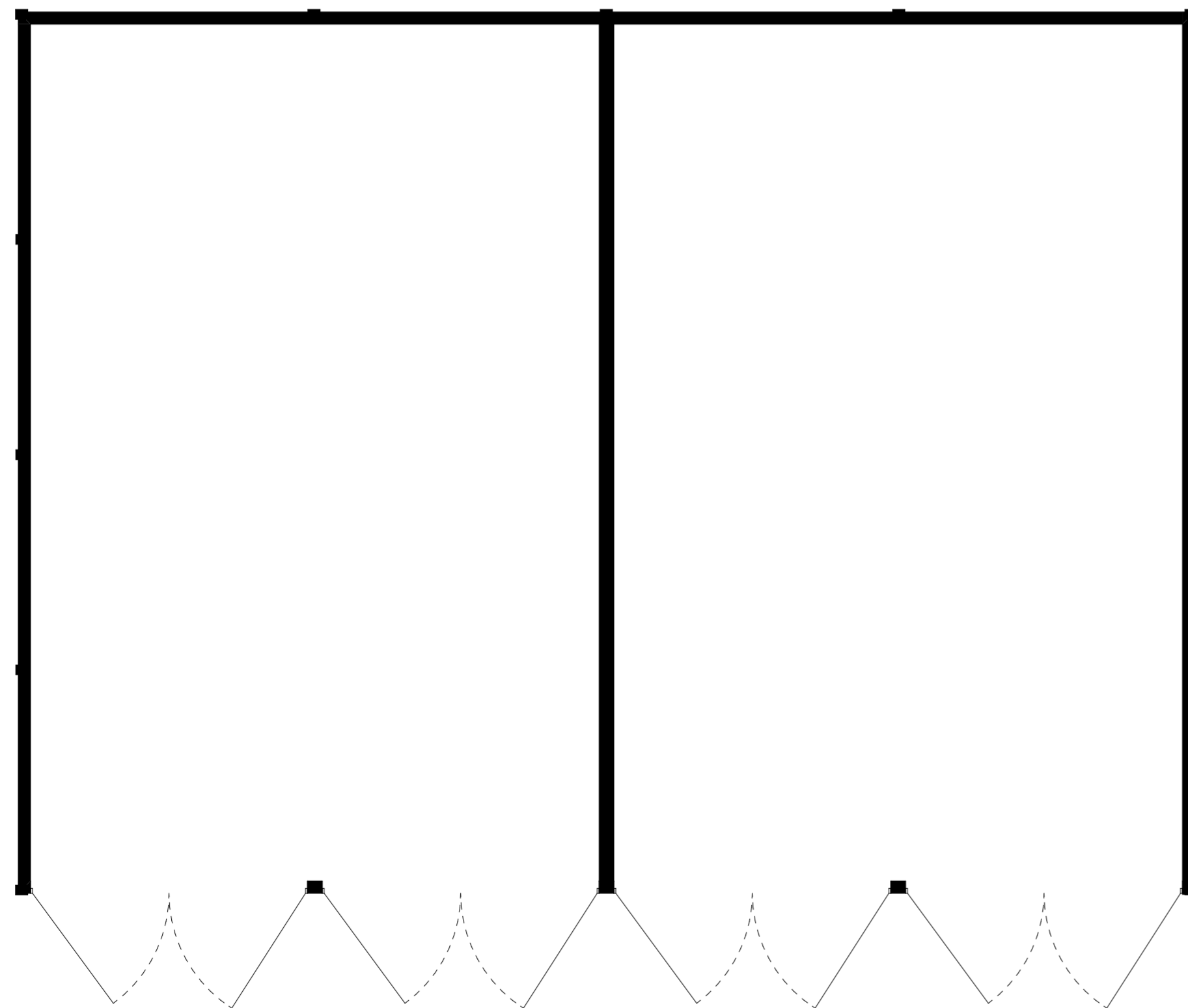
Added Structural Report



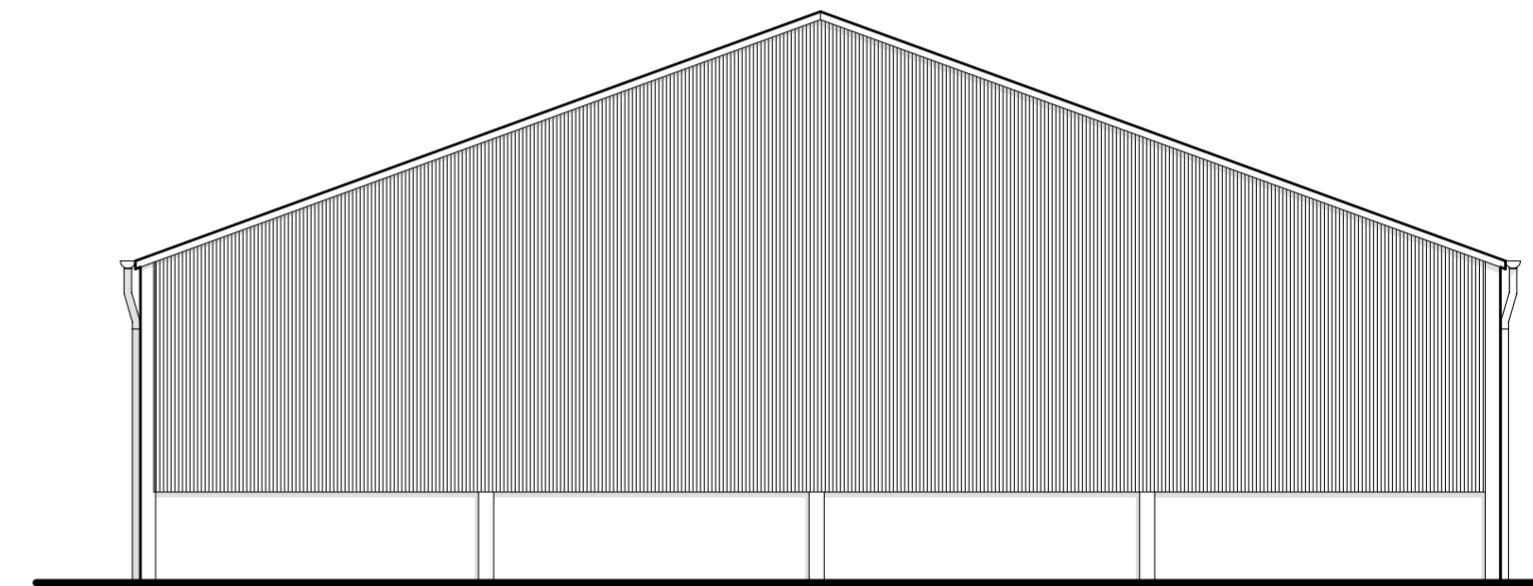
EXISTING NORTH ELEVATION [1:100]



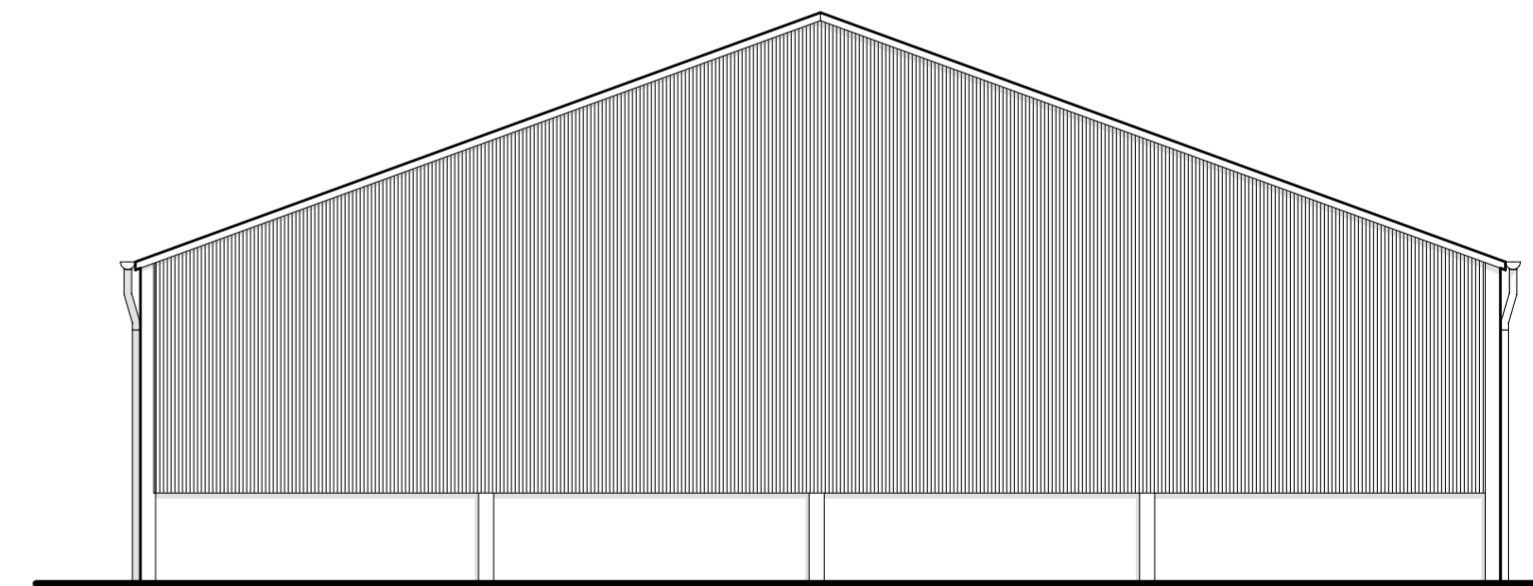
EXISTING SOUTH ELEVATION [1:100]



EXISTING PLAN [1:100]



EXISTING WEST ELEVATION 1 [1:100]



EXISTING EAST ELEVATION 1 [1:100]

REV	DESCRIPTION
A	Issued for Planning

DATE	AUTHOR	CHK'D	NOTES
15/02/2023	CW		

DATE
DECEMBER 2022
SCALE @ A2
1:100

PROJECT
Proposed Conversion of Existing Barn to 3no. x 3 Bedroom
Dwellings, Lower Parklands, Wangfield Lane, Curdridge

CLIENT

STATUS

FOR PLANNING

DRAWING

Existing Plan & Elevations

AUTHOR
CW
CHECKED BY

PROJECT NO.
561

DRAWING NO.
102

REV. **A**



Gabriella Bowe-Peckham

From: Rose Chapman
Sent: 28 March 2023 11:52
To: Kate Longley
Subject: FW: 23/00405/PNACOU - Land To The Northeast Of Greenclose

Pour vous...

From: Rose Chapman
Sent: 28 March 2023 08:36
To: [REDACTED]
Subject: RE: 23/00405/PNACOU - Land To The Northeast Of Greenclose

Good morning [REDACTED]

Thanks for confirming. I can confirm that the application has been withdrawn.

Kindest regards

Rose Chapman MRTPI
Principal Planning Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962848345
Ext: 2345

Please note that I will be on leave 7th -10th April.



From: [REDACTED]
Sent: 27 March 2023 17:08
To: [REDACTED]
Subject: Re: 23/00405/PNACOU - Land To The Northeast Of Greenclose

Good afternoon Rose,

Thank you for your email, please could you withdraw the application immediately, thank you.

Appendix 2: Prior Notification for agricultural barn documents

Kind Regards

From: [REDACTED]
Sent: 27 March 2023 14:13
To: [REDACTED] >
Subject: RE: 23/00405/PNACOU - Land To The Northeast Of Greenclose

Good afternoon [REDACTED],

Unfortunately this would require a full re-advertisement for 3 weeks and I have concerns regarding the use of the area within the red line plan not only being used for agriculture and whether the site is part of an agricultural unit. You may be aware that the wider site is subject to enforcement action, one of the submissions for appeal is a statement of truth confirming that the agricultural unit was dissolved in the 1990s. The rest of the site has been used unlawfully for B8 uses for some time, including the barn as demonstrated at the site visit. I therefore am not convinced that the area within the red line plan was solely in agricultural use as part of the established unit required by the GPDO.

As such I will be looking to refuse the application this week.

Kindest regards

Rose Chapman MRTPI
Principal Planning Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962848345
Ext: 2345

Please note that I will be on leave 7th -10th April.



From: [REDACTED]
Sent: 23 March 2023 12:51
To: [REDACTED]
Subject: Re: 23/00405/PNACOU - Land To The Northeast Of Greenclose

Good afternoon, Rose,

I hope you are well?

Appendix 2: Prior Notification for agricultural barn documents

I have been reviewing the comments received so far on the above application, in particular the one regarding the floor area not complying with Class Q criteria. I have had a look at our plans and somehow the areas are not correct, I have updated the drawings to comply with the maximum total of 465sqm [3 x large dwellings @ 155sqm], the dwellings are still 3 bedroom and there are no major external changes from the original application, would it be possible for these two superseded the original drawings?

Kind Regards

From: [REDACTED]
Sent: 07 March 2023 10:04
To: [REDACTED]
Subject: 23/00405/PNACOU - Land To The Northeast Of Greenclose

Dear [REDACTED]

I have received the above application. I have noticed an inconsistency with the drawings as the roof lights shown on the floor plans cannot be seen on the elevations. Could you please send over a revised elevation and a roof plan?

I am in the area on Friday afternoon. Would it be possible to arrange access to the site at approximately 13:30?

Kindest regards

Rose Chapman MRTPI
Principal Planning Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962848345
Ext: 2345

Please note that I will be on leave 7th -10th April.



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Appendix 2: Prior Notification for agricultural barn documents

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