

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Refusal of Planning PermissionPlanning Application Reference: **16/02638/FUL****Decision Date:- 17/07/2017**

Winchester City Council **REFUSES** planning permission for **Retrospective consent for the continued siting of a mobile home to serve as a temporary agricultural workers accommodation, retention of existing structures (hot food kiosk and the freezer unit and shop) and vehicular hardstanding areas at Land To The North West Of Highbridge Road, Highbridge, SO50 6HN**, for the following reasons:-

- 1 In the absence of any overriding justification or specific identified need on agricultural grounds, the proposal constitutes an undesirable intensification of sporadic development in the countryside, and represents an undesirable intrusion in the countryside, prevalent to the characteristics of the locality and principles of sustainable development. Therefore, the proposal is inconsistent with the provisions of the development plan as it fails to protect the natural and built environment and would reinforce unsustainable transport patterns contrary to policies 'DS1, MTRA 4, CP20' from the *'Local Plan Part 1, Joint Core Strategy'* 2013; and policies 'DM1, DM11, DM23' from the *'Local Plan Part 2'*.
- 2 The proposal having regard to the individual circumstances of their case and its relationship with adjacent development is considered to represent an inappropriate form of development in this sensitive countryside location. The proposal by virtue of its built form and location is considered to represent an unduly intrusive and obtrusive impact in the landscape and is considered unacceptable in these individual circumstances. Therefore the proposal fails to represent an appropriate form of a development which would be harmful to the visual quality of the area contrary to policies 'DM15', 'DM16, DM17, DM18, DM20, DM23, DM24' from the *'Local Plan Part 2'*; and policies 'CP13, CP20' from Winchester City Councils *'Local Plan Part 1 - The Joint Core Strategy'* 2013; and Winchester District Councils Supplementary Planning Document on *'High Quality Places'* 2015; and *'Landscape Character Assessment'* 2004; and Paras 17 and 118 from the *'National Planning Policy Framework'* 2012.
- 3 The proposal, having regard to the individual circumstances of the case, has failed to justify in the case any level of safeguard or measure of mitigation which preserves or enhances the sites ecological setting and/or represents the best arboricultural practice on the health of the hedgerows. Therefore the proposal would result in adverse impact the fauna and flora of the area and fail to preserve or enhance the intrinsic landscape character of the area contrary to 'Policy CP16' from the *'Local Plan Part 1, Joint Core Strategy'* 2013; and 'Policy DM23' from the *'Local Plan Part 2'*; and 'Policy CP20' on from the *'Local Plan Part 1, Joint Core Strategy'* 2013; and Paras 117-118 from the *'National Planning Policy Framework'* 2012.

*J Pinnock*

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

If you need information in a different format e.g. large print, Braille, electronically or a translation, contact our Customer Service Centre on 01962 840 222 or by email [customerservice@winchester.gov.uk](mailto:customerservice@winchester.gov.uk)



## **Notes To Accompany Planning Decision Notice**

### **General Notes for Your Information:**

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
Local Plan Part 1 Joint Core Strategy: DS1, MTRA 4, CP13, CP16, CP19, CP20;  
Local Plan Part 2: DM1, DM11, DM15, DM16, DM17, DM18, DM20, DM23, DM24.
2. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;  
  
-offering a pre-application advice service and,  
-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

### **Rights of Appeal:**

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against the decision of the Local Planning Authority 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 of the date of this decision 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 six months of the date of this decision 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.

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