

Comments for Planning Application SDNP/24/00629/FUL

Application Summary

Application Number: SDNP/24/00629/FUL

Address: Mansard House Easton Lane Easton Hampshire SO21 1DQ

Proposal: We would like to create a year round glamping site consisting of 4 shepherd huts on the 0.49 hectare area within a 0.9hectare field. The field has been used for the past 3 summers as a venue to host weddings under permitted development.[cr]The huts will be built off site and towed onto the land. We want to install a wastewater treatment plant and drainage field and trenches for the pipe work that will connect each hut to the main sewage tank. Once the groundwork has been completed the trenches will be filled in and the grass will be reseeded, the only structures left on view will be the manhole covers.[cr]There is already a farm track running up the side of the field from the road gate, a parking space for each hut will be created just off the track. For each parking space the earth will be removed down to the chalk and gravel will be laid on the chalk and compacted, allowing the rain water to drain through but leaving a firm surface for a car to be parked on.[cr]The area around each hut will be planted up with hedges and trees for screening, wind breaks and privacy.

Case Officer: Drew Blackman

Customer Details

Name: Mr Stephan Claw

Address: 32 Eccleston Street London SW1W 9PY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:This application is essentially asking for change of use of this agricultural land to a caravan site!

This is because the 4 x shepherds huts described in the application meet the definition of a 'caravan' as per The Caravan Sites and Control Developments Act 1960 ("the 1960 Act") which defines a caravan as "any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted" .

Hence, if this application is passed, it will create a dangerous precedent of granting permission for a caravan site in this area which could (via the use of expensive caravan parks planning experts & barristers) ultimately lead to the creation of a large park home or holiday lodge park.

If you are minded to pass this application then, as a minimum, the following should be addressed:

1. strict conditions should be attached to the planning permission specifically:-

- * restricting the numbers of units to those applied for

- * restricting the type, dimensions, materials to be used & colour of the units to those applied for

- * restricting the units to LIMITED holiday use only. Ideally for the site owners to keep a record of all guests staying (dates staying to & from, full names of all guests & full home addresses of all guests) which the LPA should actually visit to inspect once a year. Further, guest stays should be limited to maximum of 28 day stays and no more than 3 times per annum.

- * the above are needed to prevent the potential of residential use of the units applied for as it is only **CONDITIONS IMPOSED ON A PLANNING PERMISSION THAT CAN RESTRICT THE ABOVE KEY MATTERS!**

2. A Caravan Site licence would also be required. This is because the Caravan Sites and Control of Development Act 1960 ("the Act") requires that (subject to certain exemptions) no occupier of land shall "cause or permit" any part of their land to be used as a caravan and/or camping site unless they hold a current site licence ("the licence") in respect of the land.

- * Caravan Site Licences also typically are worded around Model Standards and require compliance with the following:

- restricting when caravans can be on the site for human habitation or restricting the number of caravans that can be on the site at any one time

- controlling the types of caravans on the site

- controlling the positioning of the caravans or regulating the use of other structures and vehicles including tents

to ensure steps are taken to enhance the land, including planting/replanting bushes and trees

- fire safety and fire fighting controls

- to ensure that sanitary and other facilities, services and equipment are supplied and maintained.

- *The following other caravan site licencing conditions would need to be complied with, **WHICH DO NOT APPEAR TO HAVE BEEN ADDRESSED IN THE APPLICATION:-**

Under 'SPACING': Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

Under 'DRINKING WATER SUPPLY AND WASTE WATER DISPOSAL': Waste water disposal points should be provided so that each pitch is no further than 90 metres from a waste water disposal unit.

The appropriate Water Authority should be consulted about the arrangements for disposal of waste water.

Under 'DISPOSAL POINT FOR CHEMICAL CLOSETS':

A properly designed disposal point for the contents of chemical closets should be provided

together with an adjacent adequate supply of water for cleansing containers.

The method of disposal will need to be considered in the light of the particular circumstances and should be to the satisfaction of the local authority and the appropriate water authority.

Where appropriate, the water should be clearly labelled as non-potable.

Under 'DISABLED PERSONS': Particular consideration should be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

Under 'ELECTRICAL INSTALLATIONS': Excluding installations belonging to the electricity supply company and wiring subject to regulations under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947, all electrical installations should be installed, tested and maintained in accordance with the current Institution of Electrical Engineers (IEE) regulations and, where appropriate, to the standard required by the Electricity Supply Regulations 1988.

Any installation should be maintained in such a way as to prevent danger as far as is reasonably practicable and should be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.

Under 'REFUSE DISPOSAL': Adequate provision should be made for the storage, collection and disposal of refuse. (It is expected that site operators should normally be able to meet their responsibilities by making arrangements with the local authority).

Under 'FIRE PRECAUTIONS': No unit should be further than 90 metres from a fire point. At each fire point there should be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423 1980, together with a means of raising the alarm in the event of fire (e.g a manually operated sounder, gong or hand operated siren). All fire fighting equipment susceptible to damage by frost should be suitably protected. Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of the type used by the Forestry Commission, should also be provided at each fire point.

Under 'LIQUEFIED PETROLEUM GAS' : LPG storage supplied from tanks should comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate (see Guidance Note attached). The Gas Safety (Installation and Use) Regulations 1994 also apply to LPG storage supplied from tanks.

SEPARATION GAPS BETWEEN UNITS: The model standards do not address whether ground mounted solar panels are permitted with the required separation gaps between units.

All the above needs addressing in the application.

Under the Caravan Sites and Control Of Development Act 1960 (The 'act'), a local authority is prohibited from granting a site licence to any person, organisation or company who has previously

held a site licence, which has been revoked in the past three years.

Therefore, there appears to be greater checking required by the local authority to ensure the application, if granted, is capable of also complying with caravan site model standards; plus whether the application has previously held a caravan site licence revoked in the past three years and there is also a requirement for the local authority to actually 'police' any issued caravan site licence by regularly visiting each caravan and/or tented site to ensure full compliance with the terms of the site licence.