

FACE IT Response to Hart District Planning Application 20/03146/PRIOR Change of use of existing agricultural building into three 3 bedroom dwellings at Nyasaland Crondall Road

1. MANAGEMENT SUMMARY

FACE IT objects to this application for change of use of an existing agricultural building into three three-bedroom dwellings at Nyasaland Crondall Road. We set out the reasons for our objection below.

Due to the nature and timing of this PRIOR application there has been little public notification of this application and little time to consult fully with the local community. Members of the community may submit additional comments some of which may depart from those expressed here. As the site is outside the village settlement and its open aspect and agricultural use is core to the character, its development for unnecessary housing is unlikely to accord with policies and plans. Conceivably, a suitable, sustainable and sympathetic development could be possible at this site but not the proposal contained within this application.

2. BACKGROUND

Nyasaland is at the centre of a 5 acre parcel of land to the west of Crondall Road, north of the Basingstoke Canal and opposite the Exchequer public house. It is outside the village settlement boundary in the open countryside. It is classed and has been used as agricultural land, although not currently in agricultural use. It lies just south of the Crookham Village Conservation Area and is adjacent to the Basingstoke Canal Conservation Area and thus forms part of the setting for both. The two barn structures on the site were not used exclusively for agriculture, as various other uses were developed on the site, and may have been built without planning permission.

Although there have been proposals over time for continued agricultural use of the site, mixed use of the site had begun as early as 2003.

The previous owner was granted temporary permission to site a mobile home on the land to house a worker associated with the agricultural use of the land.

On 26 April 2006 an application under reference 06/00555/MAJOR to extend the temporary permission was refused, but the refusal was not enforced.

In 2019 the land changed hands after the death of the previous owner.

On 1st July 2020 Chartfield Homes made a 'Class Q' application (Hart Ref 20/01535/PRIOR) for a change of use conversion of the two barn structures to 5 dwelling houses. This was proposed under the provision of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -Schedule 2, Part 3, Class Q, which would bypass the normal planning process and