

**Application No: 17/00131/FULL Full Application**

**Site:** Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst, SO43 7HE

**Proposal:** Stationing of 6 storage containers for Office use (B1 Class) for a temporary period of 12 months

**Applicant:** Mr I Srubbe

**Case Officer:** Carly Cochrane

**Parish:** BRAMSHAW

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Authority Member's immediate family.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
CP14 Business and Employment Development  
CP15 Existing Employment Sites  
DP17 Extensions to Non Residential Buildings and Uses

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design  
Sec 11 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Bramshaw Parish Council: Recommend permission but would accept the decision reached by officers. Felt this was a sensible, practical, temporary

solution that is effective and discrete and will cause no harm to the Parish.

## **8. CONSULTTEES**

8.1 Building Design & Conservation Area Officer: No objection

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Office building; timber clad store (Application for Non-Material Amendment to PP 16/00367) (16/00913) granted permission on 8 November 2016

10.2 Office building; timber clad store (16/00367) granted permission on 20 September 2016

## **11. ASSESSMENT**

11.1 The wider application site comprises Bramshaw Golf Club and The Bell Inn, owned by Brook Enterprises Ltd, located to the north of the B3079 and incorporating the parking area and ancillary area and buildings within the green keeper's yard to the east of the clubhouse and public house. The site lies within the Forest Central (North) Conservation Area, and The Bell Inn, and neighbouring properties of Little Popes Cottage and Popes Cottage are Grade II Listed Buildings.

11.2 Planning permission was granted in September 2016 for a new office building and store within the area to the rear of the green keeper's yard, to the east of the site. The office premises were formally at Warrens Farm, however the applicant has now vacated these premises. As such, the applicant does not currently have any permanent offices until such time when the approved building has been completed.

11.3 This application therefore seeks planning permission for the temporary (up to 12 months) siting of office accommodation within the area immediately to the south of the golf clubhouse which is formally laid out as car parking spaces. The offices would be within 6 storage containers, double-stacked in 3 groups, with a temporary external staircase providing access to the top units. The individual units measure 13m<sup>2</sup>, with a height of approximately 2 metres. The units are already in-situ.

11.4 The application site, being the area adjacent to the golf clubhouse, does not share a boundary with any residential properties and as such, it is not considered that the proposal would have any adverse impact upon neighbouring amenity.

- 11.5 The temporary offices are visible within the conservation area by virtue of their location within the site. The Conservation Officer noted that it was not considered that the units would preserve the character or appearance of the conservation area or the setting of the Grade II listed building of The Bell Inn due to their appearance, scale and location. However, on the basis that they would be sited for a temporary period, and that the trees surrounding the site would provide screening for a proportion of the 12 month period, no objection was raised. As such, it is not considered that the proposal would result in any significant adverse impact upon the character or appearance of the conservation area, or upon the setting of the listed building in the long term.
- 11.6 The proposal relates to a permission which has recently been granted in compliance with policies which support business and employment development within the National Park. The location of the units is such that it would not interfere with the construction of the permanent office building, which in itself was considered to be in a sustainable location, close to the main business. The area upon which the units are located provide 13 reserved car parking spaces, and it is not considered that this temporary loss would result in any parking being displaced onto the highway and resulting in highway safety issues, or upon the SSSI which would be detrimental to the special qualities of the National Park. Overall, the proposal would facilitate the continued operation of the business during the construction of the new office building, ensuring that opportunities for the understanding and enjoyment of the National Park are not compromised.
- 11.7 It is therefore recommended that temporary permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP17, CP14, CP15 and CP8 of the Core Strategy.

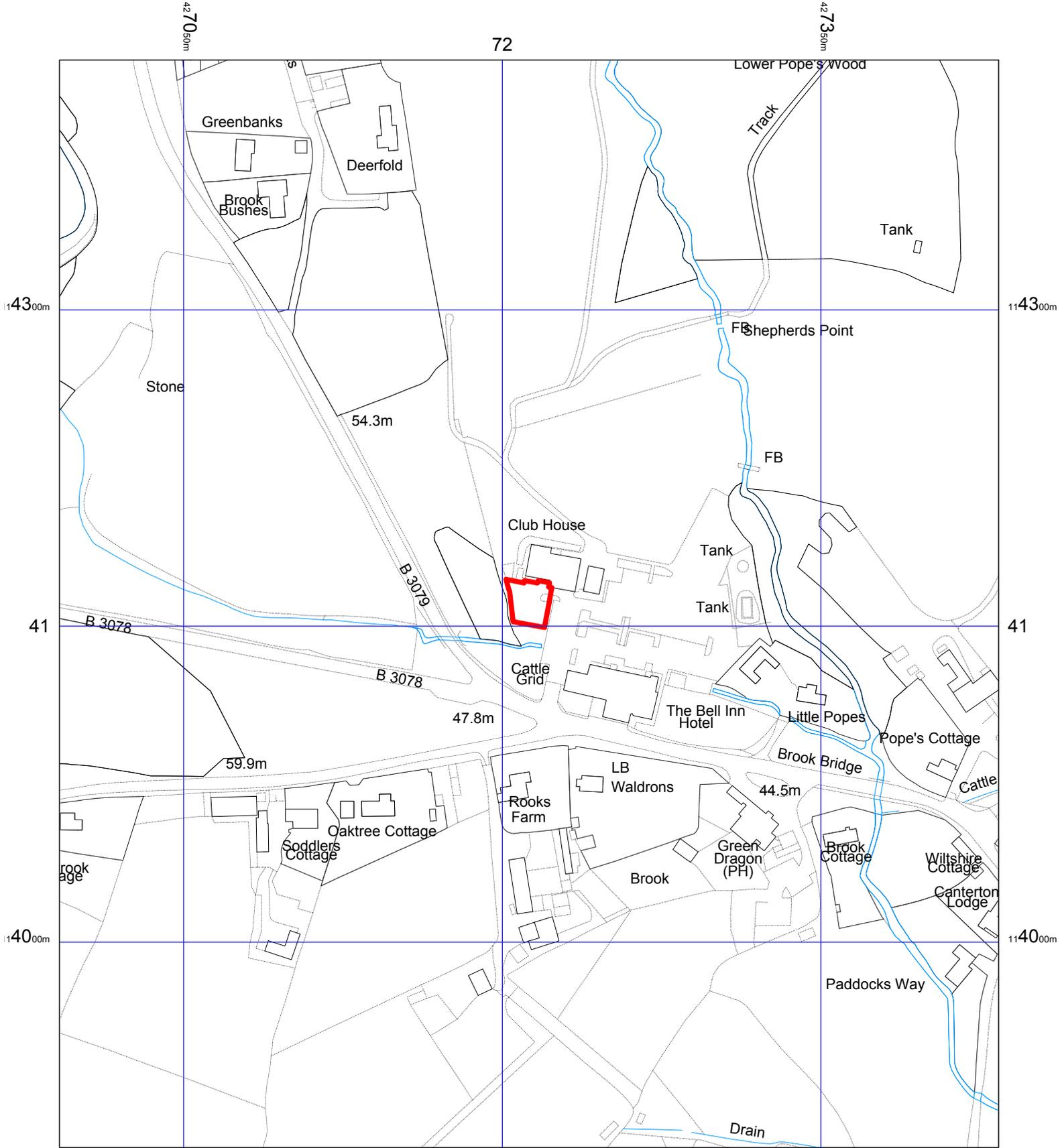
## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The structures hereby approved shall be removed from the site on or before 18th April 2018 and the land restored to its former condition.

Reason: The long term retention of the structures would harm the character and appearance of the conservation area and setting of the listed building contrary to policies CP2 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666  
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