

Application No: 17/00832/FULL Full Application

Site: Battamsley Farm, Shirley Holms Road, Boldre, Lymington, SO41 8NG

Proposal: Creation of access

Applicant: Mr T Powell

Case Officer: Carly Cochrane

Parish: BOLDRE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Boldre Parish Design Statement

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

Boldre Parish Council: Recommend Refusal. Boldre Parish Council has major concerns over the proximity to what is a difficult junction with the A337 (50mph) and in the other direction a blind bend.

8. CONSULTEES

8.1 Highway Authority (HCC): No objection subject to conditions

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 Conversion of barn to 1no. new dwelling and associated works (17/00784) refused on 17 November 2017

11. ASSESSMENT

- 11.1 The application site of Battramsley Farm is located to the southern side of Shirley Holms. Members will recall considering an application for a barn conversion under Paragraph 55 of the NPPF within the yard area to the rear of this site at committee in November 2017. The dwellinghouse at Battramsley Farm is located adjacent to the highway, and the existing vehicular access is via the farmyard, adjacent to Battramsley Farm House, which also serves the commercial units. From west to east, the site is enclosed by a length of hedgerow, a brick wall parallel to the dwellinghouse, and a timber high picket style fence with young coniferous trees and a pedestrian gate, which meets the boundary with the neighbouring property of Gardners Cottage.
- 11.2 This application seeks planning permission for the creation of a new access, to allow direct vehicular access from Shirley Holms into the site without having to drive through the farmyard. The proposed access would be located approximately 30 metres from the junction with Southampton Road, and adjacent to the eastern site boundary. The 5-bar gate would be set back 7 metres from the back edge of the highway. The surface of the driveway would be 50mm gravel, with a hardcore base.
- 11.3 The Parish Council have recommended refusal of the application based on highway concerns. The Parish Council first considered the application prior to the Highway Officer's comments; once these were received, the Parish Council considered the application for a second time, however their comments did not change.
- 11.4 The application has been submitted with a Transport Statement, and a speed survey has been undertaken. It concluded that the proposed access could be accommodated in accordance with the current criteria as recommended by the Manual for Streets (MfS). Hampshire Highways were consulted on the application, and raised no objection, subject to conditions. The Highway Officer considered that the set back of the gates by 7 metres would be acceptable in order to allow an accessing or egressing vehicle to remain clear of the highway whilst opening and closing the gate. The visibility splays were deemed sufficient, and in line with the submitted speed data, and for the intensity of the use of the access.

- 11.5 The property to the north of the site, Tudor Cottage, has its vehicular access located opposite to that proposed. It is notable that there is not sufficient set back between the gate and the back edge of the highway to allow a vehicle to remain clear of the highway when entering or leaving the site.
- 11.6 The new access and driveway would link with the existing hardstanding driveway area to the south and south east of the dwellinghouse. As such, it is not considered that the proposal would result in any significantly exacerbated impact upon neighbouring amenity with regard to noise from the coming and going of vehicles.
- 11.7 The proposal would serve to 'open up' a section of the boundary through the removal of some vegetation. The site is not located within a conservation area, and is not adjacent to a SSSI.
- 11.8 It is noted that a previous application (17/00784), which sought to create a new dwelling through the conversion of a barn and to sever the existing farmhouse from the agricultural holding, was refused. It is not considered that this application to create a new access and to remove the requirement for vehicles to pass through the farmyard, thereby separating the dwellinghouse from any reliance on the farmyard, would prejudice the outcome of any future application.
- 11.9 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1 and CP8 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with drawing nos: 4996/001 Rev B, Plan 1, Plan 2.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in

accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 No development shall start on site until the access, including the footway and/or verge crossing, has been constructed and lines of sight 2.4 metres by 32.6 metres provided, in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept from of any obstruction exceeding 0.6 metres in height above the adjacent carriageway and shall be subsequently maintained as such thereafter.

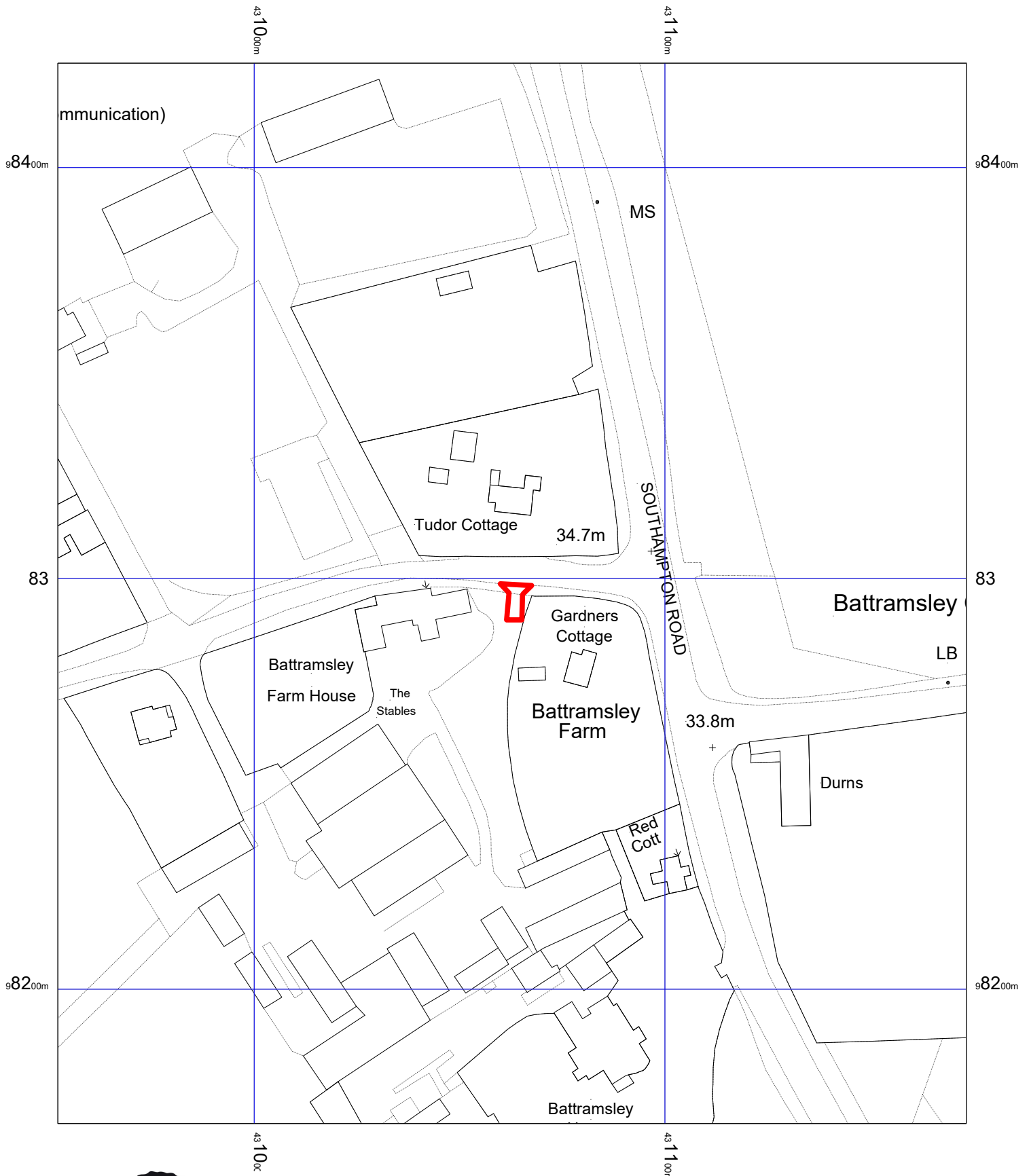
Reason: To provide satisfactory access and in the interests of highway safety

- 4 Any gates provided shall be set back a distance of 7.0 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



NEW FOREST
NATIONAL PARK

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