

**Application No: 16/00367/FULL Full Application**

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

**Proposal:** Office building; timber clad store

**Applicant:** Mr I Strubbe, Brook Enterprises Ltd

**Case Officer:** Carly Cochrane

**Parish:** BRAMSHAW

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**1. REASON FOR COMMITTEE CONSIDERATION**

Previous Committee consideration  
Application from Authority Member's immediate family

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Flood Zone  
Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
CP7 The Built Environment  
DP6 Design Principles  
DP17 Extensions to Non Residential Buildings and Uses  
CP8 Local Distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 7 - Requiring good design  
Sec 11 - Conserving and enhancing the natural environment  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Bramshaw Parish Council: Recommend Permission. Recognise the need for office accommodation for one of the largest employers in the Parish; consider the proposed building to be small, unobtrusive and sympathetically designed; do not consider that the development would exacerbate noise or traffic issues.

## **8. CONSULTEES**

8.1 Building Design & Conservation Area Officer: An objection was raised in relation to the original scheme. It was considered that the proposal would have a harmful impact on the setting of the listed building and the character and appearance of the conservation area, and would be contrary to policies DP1, DP6 and CP7:

- No Heritage Assessment has been submitted to consider the relationship of the proposal to the surrounding listed buildings and their curtilage;
- Concern regarding the surrounding trees and the screening they currently provide, and impact of the building upon the wider landscape should these trees be compromised;
- The design of the building does not have a sufficiently ancillary scale or character.

No further comments were made regarding the amended scheme.

8.2 Land Drainage (NFDC): No objection subject to a condition balancing surface water run-off in accordance with the Strategic Flood Risk Assessment for the New Forest.

Since the original submission, issues regarding Land Drainage and surface water run-off are dealt with via Building Control, and the condition is no longer considered necessary.

## **9. REPRESENTATIONS**

9.1 One letter of objection received from nearby residents in relation to the original scheme:

- Building is inappropriate by virtue of its scale and location
- Currently experience a significant level of noise and disturbance from the green keepers yard, despite the screening in place [in the form of trees and vegetation along the boundary]
- Appears to be industrial type activity being carried out- causing disturbance
- Further development on the site would not be in keeping with the area
- No information has been put forward to give assurance that the proposed development would not further impact upon [our]

property

No further letters have been received in relation to the amended scheme.

## **10. RELEVANT HISTORY**

- 10.1 Extension to outbuilding (14/00891) approved on 29 January 2015

## **11. ASSESSMENT**

- 11.1 This proposal was originally heard at the July Planning Committee, and was deferred by Members to achieve a better design. The application has since been amended.
- 11.2 To recap, 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 keepers 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.
- 11.3 The application site is located to the rear (north) of the green keepers yard, which is accessed via the B3079 adjacent to Popes Cottage, within a 'hollow' surrounded by a line of coniferous trees at the boundary to the golf club, and adjacent to, but not within the Flood Zone area of Shepherds Gutter Stream. Land levels at this part of the site are varying, with the stream being at a lower level and the yard being higher than the proposed building location. The yard itself is laid to hard standing and comprises a range of buildings, containers and open storage for a range of equipment and vehicles used in the maintenance of the golf course.
- 11.4 As per the previous scheme, this application seeks planning permission for the erection of a two-storey office building, with an internal floorspace of approximately 123m<sup>2</sup>, and detached storage unit. The proposed building would be set back from the line of coniferous trees by approximately 2.6 metres at its closest point. The building would measure approximately 9.5 metres in width, 7.9 metres in depth, 3.3 metres in height to the eaves (previously 4.6 metres) and 7.1 metres in height to the ridge of the pitched roof (previously 6.7 metres). The building would be constructed with ebony stained timber cladding to the external elevations, and black colour coated steel cladding to the roof. Internally, the building would provide private office space, and meeting and conference rooms. There would be 2 dormer windows and 2 rooflights within the front (eastern) elevation, 3

rooflights within the rear (western) elevation, and a variety of windows within the gable ends and ground floor. This is in contrast to the original scheme, which comprised the first floor windows within the vertical elevations, and not set within the roofslope. The ground floor windows would comprise timber shutters to provide security. The detached storage unit would be located to the rear of the office building, and measure approximately 2.4 metres in width, 6 metres in depth and 2.6 metres in height. The container would be clad in timber to match the main building.

11.5 Pre-application advice was sought prior to the submission of the original proposal. The Planning Officer raised the following issues:

- Concern that the proposal was for a substantial structure, in addition to the existing large club house which already incorporated office accommodation
- Suggested that a significantly more modest, single storey building with a reduced footprint may be more likely to align with policy
- Consideration should also be given to the re-siting of the building so that it would relate more closely with the club house

It is noted that the amendments made and the scheme now subject of this application do not follow the original pre-application advice provided by the NFNPA.

11.6 A letter of representation was received from the occupiers of a neighbouring property as part of the original consultation. The main issues raised related to the existing levels of noise and disturbance generated from the day to day activity at the green keeper's yard. It is acknowledged that the construction of any building at this site would generate further noise. Once construction has been completed, it is not considered that there would be any exacerbated levels of noise disturbance given the location of the building approximately 50 metres from the closest residential property, and its use. No letters of representation have been received with regard to the amended plans.

11.7 The Bell Inn contains a small office space behind reception, and Bramshaw Golf Club contains an office space which is already used by on-site members of staff. Additionally, there are currently office facilities, which are shared by The Bell Inn and Bramshaw Golf Club, located at Warrens Estate which is approximately 1.8 miles by road to the north east of the application site. These offices are rented, and notice has been served to vacate the building by October 2016. It is accepted that there is nowhere within either The Bell Inn or Bramshaw Golf Club that has the capacity to absorb the space required, and it would not be sustainable to relocate the offices to another off-site location. It is

considered that the proposed location, to the rear of the green keepers yard so as not to conflict with other activities carried out, and also close to a footbridge over Shepherds Gutter stream connecting the green keepers yard to the car park serving the Bell Inn and Golf Club, would be appropriate.

- 11.8 The site is located within the Forest Central (North) Conservation Area, and is surrounded to the south by listed buildings. It is not considered that the proposal would have a significant harmful impact upon the listed buildings by virtue of the distance between the respective buildings and the application site. Further, it is not considered that the proposal would have a harmful impact, and therefore it is considered that the proposal would preserve the character and appearance of the Conservation Area.
- 11.9 Concern was raised by the Conservation Officer as part of the original proposal regarding the visual impact of the building upon the wider Conservation Area should the trees along the boundary of the golf course become diseased or damaged, and subsequently lost, as well as the intrinsic impact upon the character of the Conservation Area. No tree removal is proposed. It is considered that the trees could be sufficiently protected during construction, via a condition to submit tree protection measures. It is also considered that it would be in the interest of the golf club to maintain this row of trees, as they provide separation between the golf course and the green keepers yard, as well as in the interests of visual amenity of the site. This has subsequently been confirmed by the agent. As the application site is within a Conservation Area, the pruning or felling of trees with a stem diameter of over 7.5cm would require tree works consent from NFNPA. By virtue of the size of the trees at the site, this is likely to apply to all. The siting of the amended proposal has not changed from the original submission, and therefore it is not considered that there would not be any adverse impact upon trees which would have a resultant detrimental impact upon the Conservation Area.
- 11.10 As part of the proposal, dedicated parking spaces would be provided within an existing area of hard standing, to the front of the proposed building. The New Forest National Park Local Development Framework Development Standards Supplementary Planning Document (2012) sets out that, with regard to parking standards for offices, 1 space per 30m<sup>2</sup> should be provided. As the internal floorspace measures 123m<sup>2</sup>, 4 spaces should be provided, however there is capacity to further increase parking within the existing hard standing area. The vehicles would access the site at the entrance adjacent to Popes Cottage. This is an established access, and it is not considered that the proposal would result in any severe highway safety impacts.
- 11.11 The outstanding issue then, is one of the design and scale of the proposed building. The changes made since the original

submission include the dropping of the eaves height and installation of dormer windows, however raising the ridge height to provide viable internal headroom. These changes are considered to create the appearance of a more traditional forest style building, with a more modest overall scale and appearance in comparison to the scheme originally submitted. The proposed materials of ebony stained timber cladding and black corrugated roof sheets are considered acceptable, and the timber window shutters in a natural finish, would help to soften the appearance of the building. The dormer roofs would match the materials used upon the main roof, and the proposed materials are supported by the Design Guide. It is considered that the building would appear sympathetic to its surroundings of the green keepers yard, and would not appear incongruous.

- 11.12 With regard to the design of a development, Policy DP1 of the Core Strategy states that 'new development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness'. This includes ensuring that development is appropriate and sympathetic with regard to scale, appearance and form, and that it respects the surrounding landscape character. Policy DP6 states that 'all new development will be required to achieve the highest standards for the design, external appearance and location of new development', which includes enhancing the built heritage of the New Forest. Policy CP7 requires that 'proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the built environment', and Policy CP8 confirms that any built development which would erode the National Park's local character will not be permitted. It is considered that the changes made result in a scheme that would not conflict with any of the above policies.
- 11.13 In relation to commercial buildings, the Authority's adopted Design Guide makes recommendations for design opportunities, including the use of a variety of roof lines, modest spans and buildings sizes to avoid monolithic impact, internal layouts to maximise flexibility, materials and the use of features. It is considered that the amendments made, with the reduction of the eaves height and use of dormer windows, along with the proposed materials, contribute to achieving an acceptable design.
- 11.14 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP17, CP7 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 numbers: PP-001, 1517\_PP-003A, 1517\_PP-004A, 1517\_PP-010A, 1517\_PP-011A, 1517\_PP-012A, 1517\_PP-013, 1517\_PP-015A, 1517\_PP-016A, 1517\_PP-017A, 1517\_PP-018A, 1517\_PP-19A, 1517\_PP-025A, 1517\_PP-026A, 1517\_PP-027A, 1517\_PP-028A

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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form and drawings hereby approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees located along the northern and eastern boundary, as shown in

drawing number 1517\_PP-004\_A, have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

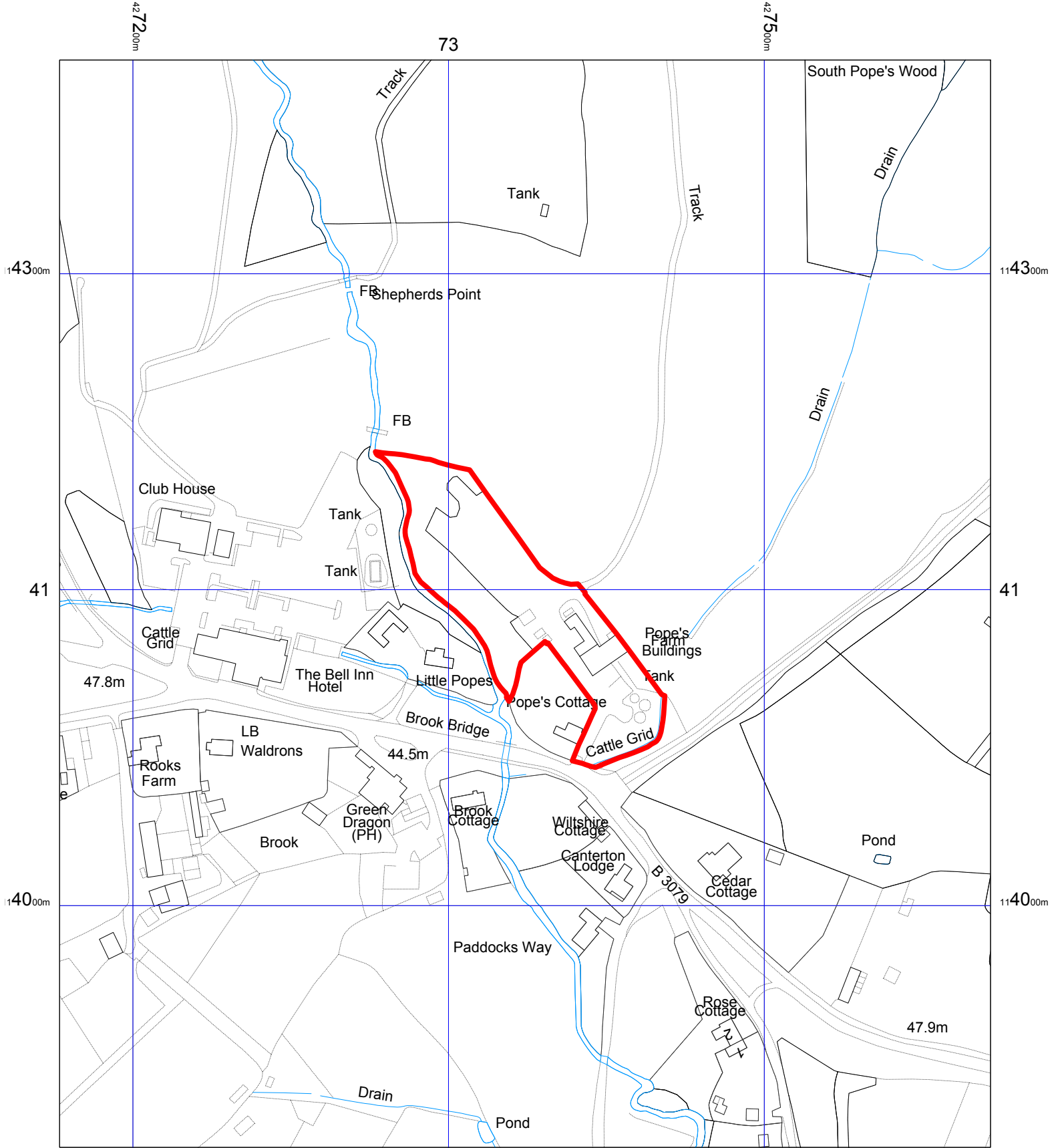
- 6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).





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 Date: 01/09/2016

**Ref: 16/00367/FULL**  
**Scale: 1:2500**

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