

Application No: 17/00433/FULL Full Application

Site: Sandy Balls Holiday Village, Southampton Road, Godshill,
Fordingbridge, SP6 2JZ

Proposal: Demolition of farmhouse and 9 No. outbuildings; removal of existing
car park (Application for Conservation Area Consent)

Applicant: Mr G Lashley, Away Resorts Ltd

Case Officer: Ann Braid

Parish: GODSHILL

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment
CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles

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

Godshill Parish Council: Recommend refusal on the following grounds:

Loss of trees - the mature trees in the Sandy Balls estate are extremely important, both to Godshill and to the surrounding areas of the National Park. Unfortunately it is well known that the Law protecting such trees is extremely weak and impossible to enforce, so Godshill Parish Council cannot accept that imposition of the conditions suggested would provide sufficient guarantee of tree protection.

Loss of the farmhouse - the Parish Council wonders whether there has been any consultation on the continued use of the farmhouse for forestry/agricultural workers?

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: No objection

8.2 Ecologist: No objection subject to condition

9. REPRESENTATIONS

9.1 Six letters have been received (two from the same neighbour). These relate to issues with the planning application which was submitted at the same time as the proposed demolition, and has now been withdrawn. The demolition is not mentioned in the correspondence

10. RELEVANT HISTORY

10.1 Improvement to guest services phase 1 to include: restaurant; welcome building; temporary cycle hire centre; extension and conversion of existing restaurant to admin building; guest services/retail building; information points; extension to play area; car parking; use of land as leisure (85020) granted on 18 January 2001

10.2 Change of use of site and restructuring facilities for holiday centre (26193) granted on 6 February 1985

10.3 Dwelling for Farm Director (RFR10512) granted on 1 June 1965

11. ASSESSMENT

11.1 The farm house at Sandy Balls Holiday Village is a two storey dwelling, located within the holiday park, to the west of the main visitor parking area and south of the amenities complex, which comprises the service buildings and facilities such as the pool, bars and restaurant. A public footpath passes to the west of the house. The house was granted planning permission in 1965 subject to an agricultural occupancy condition and is located on

an area of land which has been in use for recreation as part of the Holiday Village. On the land associated with the farm house is a series of barns and outbuildings which it is intended to demolish along with the house.

- 11.2 This application for the proposed demolition was submitted alongside a planning application for the redevelopment of the existing car park area with new holiday lodges and the creation of a car park on the site of the farmhouse. That planning application has been withdrawn. This application seeks consent only for the demolition, and not for any redevelopment of the land.
- 11.3 The applicant only needs to seek permission for the demolition because the farm house is located in the Conservation Area. Had the building not been located within the Conservation Area then the demolition would have been allowed as 'permitted development' (subject to the prior approval of the Authority of the subsequent treatment of the land). For this reason, the only issue to be considered is what impact of the loss of the building would have on the character and appearance of the Conservation Area.
- 11.4 The house is clad in dark timber and has a concrete tiled roof. The house and outbuildings date from the 20th Century and are not of any historic or architectural interest. Although visible from the public footpath, the buildings do not contribute positively to the character and appearance of the Conservation Area and their loss would have no impact on the character buildings elsewhere on the site. The demolition is therefore acceptable from the Conservation perspective.
- 11.5 Other issues to be considered are the impact of the loss of the buildings on protected species and any potential for damage to trees.
- 11.6 With regard to the impact of the demolition upon protected species, an extended Phase 1 Habitat Survey of the land and buildings was carried out in May 2017. The site was found to be of limited or negligible ecological interest for all but commuting and foraging bats. Phase 2 emergence and return surveys were therefore carried out indicating that no bats emerged from any of the buildings, but five trees had the potential to support bats and should be retained. The ecologist raises no objection to the demolition.
- 11.7 The trees on the site are protected by virtue of their Conservation Area location. A tree survey has been submitted, but the specified protection measures relate mainly to the trees that would have been affected by the redevelopment of the site, the application for which has now been withdrawn. The trees in the vicinity of the farm house are of amenity and ecological significance, in particular the oak to the west of the house, and the trees should be protected during demolition works in accordance with a

scheme to be agreed with Officers. A condition to this effect is attached.

- 11.8 The Parish Council is understandably concerned about the loss of an agricultural dwelling. Whilst not relevant to the determination of the application, in response to this concern, the applicant's agent has submitted a supporting letter indicating that in their opinion, the original consent has been superseded by the later consents which related to the whole of the park. As no specific conditions were attached to those consents, and no restrictions were carried forward in the legal agreements, the agricultural restriction no longer applies. In any case, it is argued, evidence could be supplied to show that the property has been occupied in breach of the condition, for more than ten years, which renders the condition unenforceable. The applicant is confident a Certificate of Lawful Development for the existing use of the house in breach of the condition would be granted.
- 11.9 Even if the condition could be enforced, it is considered that as there is no agricultural land associated with the house and the house is completely surrounded by the Holiday Village there is little prospect of the dwelling fulfilling any agricultural need for accommodation. Its loss to the stock of agricultural dwellings would not be a sustainable reason for refusal of the demolition. The demolition would also remove any opportunity for an open market dwelling to become established on the site.

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.

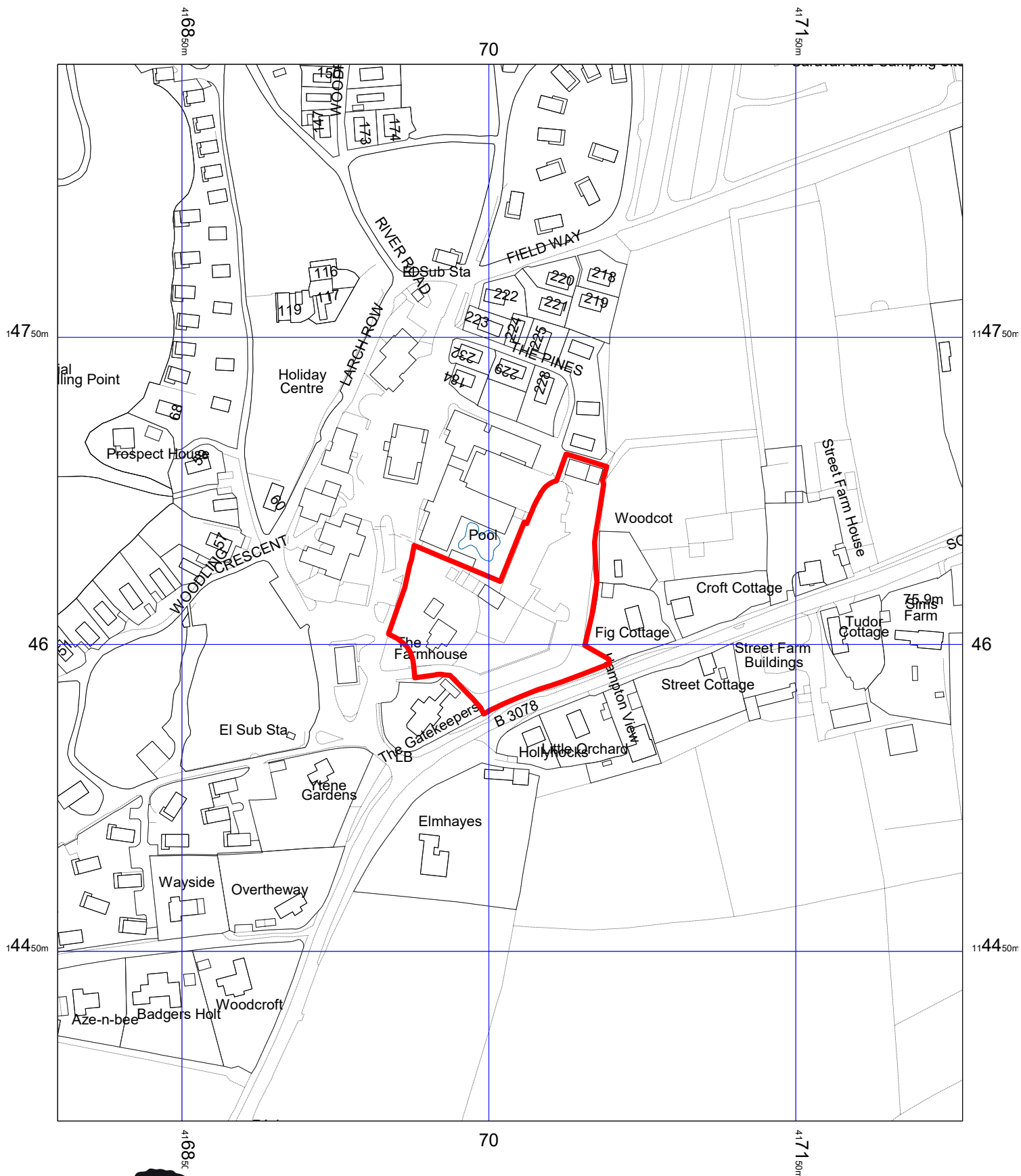
- 2 Notwithstanding the measures set out in the submitted tree report by MJC Services Ltd, dated 21 July 2017, no development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site to be identified by agreement with the Local Planning Authority beforehand, 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).

- 3 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report by ACD Environmental dated July 2017, hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 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

Date: 05/09/2017

Ref: 17/00433/FULL

Scale: 1:2500

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