

**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**

Application from Authority Member's immediate family.

Contrary to Parish Council view

**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

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**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: Objection: 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.
- 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.

## **9. REPRESENTATIONS**

- 9.1 One letter of objection received from nearby residents:
- 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

## **10. RELEVANT HISTORY**

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

## 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 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.
- 11.2 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.
- 11.3 This application seeks planning permission for the erection of a two-storey office building 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, 4.6 metres in height to the eaves and 6.7 metres in height to the ridge of the pitched roof. The building would be constructed with 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. The detached storage unit would 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.
- 11.4 Pre-application advice was sought regarding the current proposals. 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

No objection was raised by the Tree Officer. The issues raised by

the Conservation Officer are as per the consultation comments for this current application, with concerns regarding the visual impact and scale of the structure.

It does not appear that any changes have been made to the proposal following the earlier pre-application advice provided by officers.

- 11.5 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.
- 11.6 Concern was raised by the Conservation Officer 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. Overall, it is not considered that there would be any impact upon trees.
- 11.7 A letter of representation has been received from the occupiers of a neighbouring property. The main issues raised relate 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.

- 11.8 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 Authority's 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. It is considered that the proposal would achieve this, and there is the capacity to further increase parking within the existing hard standing area if required. 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.
- 11.9 The outstanding issue then concerns the design and scale of the proposed building. As noted above, issues surrounding the design of the building and potential alterations were raised at the pre-application stage, however no changes were made. Similarly, suggestions were made by the Planning Officer during the course of this application with regard to design alterations which would result in a more acceptable scheme, such as a narrower span and more traditional fenestration. Whilst the proposed materials of timber cladding and the corrugated roof sheets are considered acceptable, it must be remembered that, whilst the application site is within a green keepers yard with its associated structures, the site is located within a Conservation Area, and is surrounded to the south by listed buildings. Whilst 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, it is not considered that the proposal in its current state would conserve or enhance the Conservation Area, due to its size and form.
- 11.10 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.
- 11.11 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 not

considered that this has been achieved in the current proposal, which appears large and bulky.

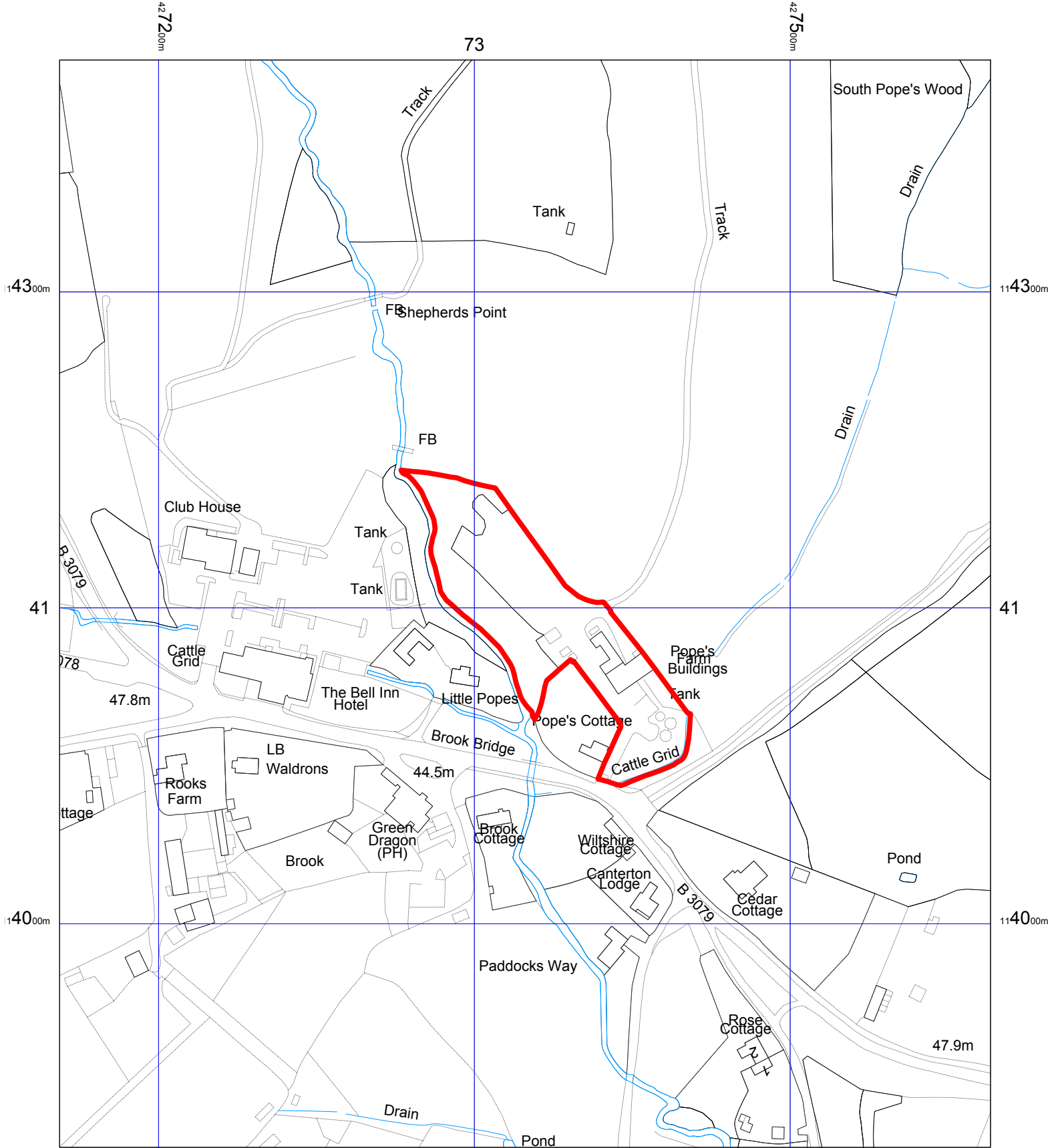
- 11.12 Notwithstanding the proposed materials, it is not considered that the proposal has been designed in a way which would serve to preserve or enhance the character or appearance of the Conservation Area. The main attributes which are considered to result in an unacceptable appearance relate to the design of the building and its proposed scale, form, bulk and lack of traditional features which could give character to the building. The submitted plans show large window openings of varying shapes, which are irregular in their positioning and are not considered to positively contribute to the overall appearance of the building. As a result of the positioning, there are areas of blank elevation which exacerbate the bulk of the building. The Design Guide suggests the use of varying roof heights to break up the bulk; it is considered in this instance that this would help to achieve the required floorspace whilst also adding character and lowering the profile of the building to reduce its visual impact.
- 11.13 The supporting information states that the size of the building, in relation to its internal floorspace, is smaller than that currently used at Warrens Estate, however this is not considered justification for the unsympathetic design. The proposed store, as annotated on the plans, is a 'shipping container overlaid with timber cladding', which results in a bland appearance, and does not positively contribute to the quality of area. It is suggested that this could be accommodated as part of the main building, as a single storey 'lean-to' or alike, which, as aforementioned, would break up the bulk and add character.
- 11.14 Whilst it is not contested that the proposal is acceptable with regard to its location, siting and the principle for office accommodation, it is considered that the opportunity to design a high quality building which positively contributes to and enhances the surrounding area, has not been achieved; however this is considered to be resolvable through the application of appropriate design solutions. It is considered that the internal layout of the building has dictated the external appearance, to the detriment of its character and appearance. Policies within the Core Strategy, and the Design Guide, strive to achieve high quality development within the National Park; it is considered that the design of the proposal demonstrates that little regard has been had to these Policies or the Design Guide. Therefore, it is recommended that the application be refused.

## 12. RECOMMENDATION

Refuse

### Reason(s)

- 1 The proposed building and separate storage container, by virtue of the overall scale, appearance, form and design, would not be sympathetic to, and would not preserve or enhance, the local character of the conservation area, and would therefore harm the intrinsic rural character and appearance of the New Forest National Park. The proposed development would therefore be contrary to the requirements of Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Local Development Framework Core Strategy and Development Management Policies DPD (2010); sections 7 and 11 of the National Planning Policy Framework which require the achievement of high quality design, and attribute great weight upon conserving the landscape and scenic beauty of National Parks; and to guidance set out in the New Forest National Park Local Development Framework Design Guide Supplementary Planning Document (2011).



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