

Application No: 16/01042/FULL Full Application

Site: Meadowbank Farm, Ringwood Road, Woodlands, Southampton, SO40 7GX

Proposal: New storage barn; demolition of 2 No. outbuildings

Applicant: Mr & Mrs Hood

Case Officer: Katie McIntyre

Parish: NETLEY MARSH

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
DP6 Design Principles
CP8 Local Distinctiveness
DP12 Outbuildings
DP20 Agricultural and Forestry Buildings

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

Netley Marsh Parish Council: Recommend permission:

- the plans are an improvement on the existing
- a condition should be included relating to materials to be used for cladding, the colour should be sympathetic to the rural area

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Retention of raised field levels (04/82268) granted permission on 18 October 2004

10.2 Replacement facilities building; new studio building; demolition of 3 No. outbuildings (16/0104) concurrent application

11. ASSESSMENT

11.1 The application site consists of a chalet bungalow and open fields (approximately 5 acres) which are situated outside of the defined New Forest Villages. The property is accessed via a tarmac single width road and is located at the end of this track set back from Ringwood Road. The access track also serves several other properties. There are three existing barns serving the site which are subject to another application currently being considered by the Authority (reference 16/01041). One of the fields at the site is used as a certified location site for 5 caravans. It would appear from the planning history that the site was once used as a mink farm and aerial photographs have been submitted as part of the supporting documentation showing extensive areas of buildings at the site. It is apparent that this use has been ceased for some time and majority of these buildings no longer exist. It is not known when these buildings were demolished however aerial photographs of the site dated 1999 show only the existing buildings remaining at the site being in situ at this time.

11.2 This application seeks consent for a new storage barn which would have a footprint of approximately 12.3m by 11.3m, and eaves height of 4m and a ridge height of 6.7m. It would be constructed of metal cladding with metal rooflight sheeting. A number of rooflights would also be sited within the roof slope. The supporting documentation submitted with the application states that the building would be used for storing equipment to maintain the 5 acres of land within the applicant's ownership such as a tractor, grass cutter, trailers, hedge cutters, and chain saw as well for hay, timber logs and private cars and a boat and trailer.

11.3 The relevant issues which need to be considered are:

- The use of the building for both domestic and maintenance vehicles;
- The size of the building and whether it would be commensurate with the site; and

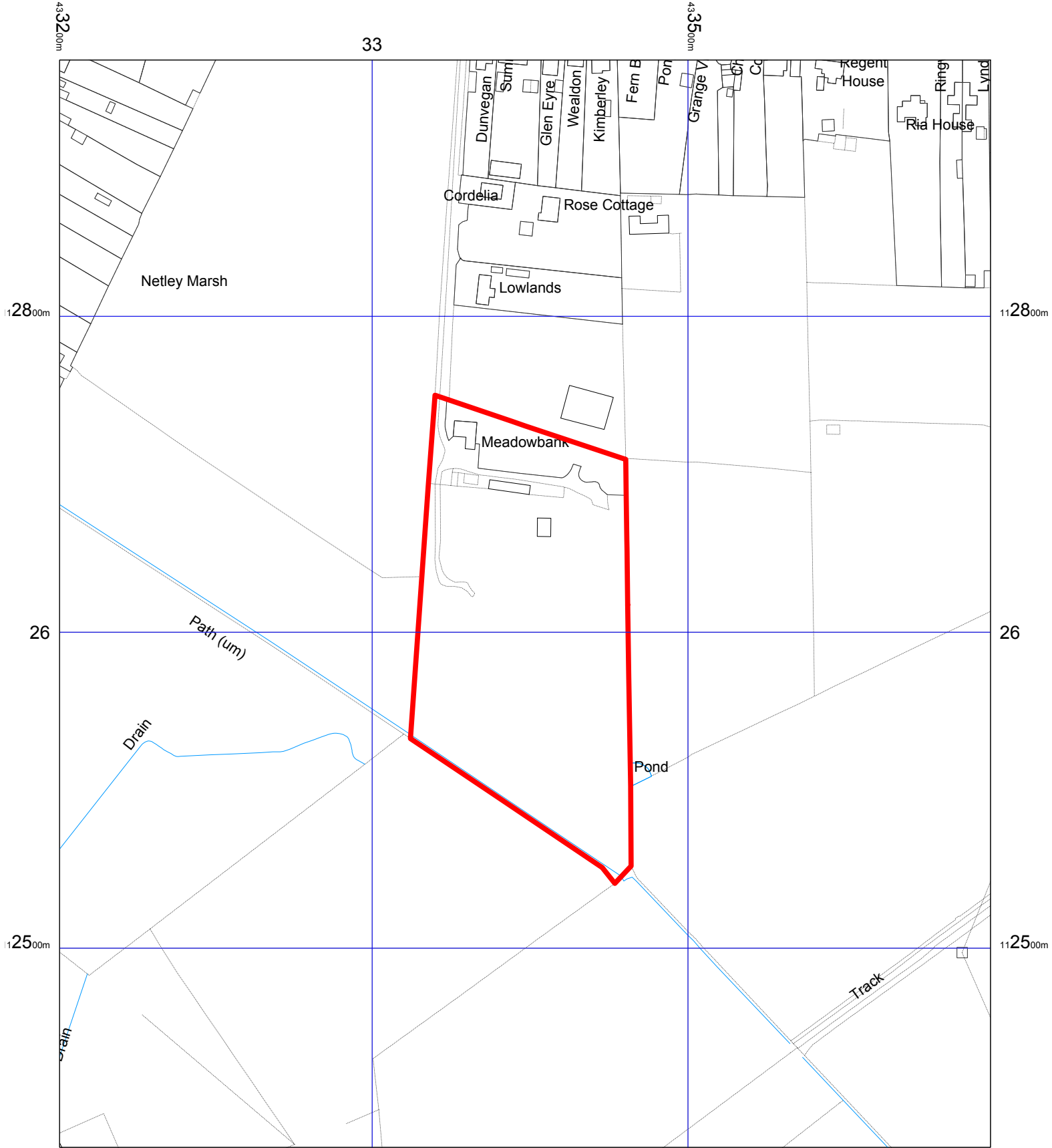
- The design of the building and its impact upon the character and appearance of the area.
- 11.4 The demolition of the existing buildings at the site is considered to be acceptable as this would result in the removal of several unattractive structures. However, there are concerns over the proposed, the details of which are outlined above in paragraph 11.2. The Core Strategy essentially seeks to prevent unnecessary development in rural areas unless it can be demonstrated that it is required for specific purposes, such as agriculture, in which case the relevant policy is DP20. That policy requires that there should be a functional need for the agricultural building and that its scale should be commensurate with that need. Whilst some storage for machinery to maintain the land could be justified, the proposed barn is considered excessive in scale at just under 140m² when compared with the total land holding of 5 acres. In addition, that there is currently limited or no agricultural activity taking place which would support the need for the barn of the proposed scale.
- 11.5 Policy DP20 also requires the building to be designed for the purposes of agriculture. The proposed barn would have a very industrial external appearance, with metal cladding and a corrugated roof with numerous rooflights. Its height, at just under 7m to ridge, would also be unnecessarily tall for the proposed use. Woodlands is generally rural area, with dispersed residential development in a landscape otherwise characterised by open countryside, and the proposal would result in the introduction of an obtrusive building which would be inappropriate in design and have a significant visual harmful impact in this rural landscape.
- 11.6 The barn is also proposed to house private cars. Policy DP12 permits outbuildings for such a purpose subject to several criteria, one of which is that they should be sited within the residential curtilage of the dwelling. The location of the barn is proposed outside the residential curtilage, and therefore the proposal would not be fully in accordance with policy DP12.
- 11.7 Due to the size and external appearance of the barn which would have a detrimental impact in the wider landscape, and its limited agricultural use, it is considered that the barn would be contrary to policies DP12 and DP20, and the application is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed barn, by virtue of its scale, height, external appearance, siting and use, would introduce an inappropriate building into the landscape, which would adversely harm the rural character of the area. It would be disproportionate in scale with the associated landholding, which no justification for its size, and therefore would be contrary to policies DP1 and DP20 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010). The use of the proposed barn for private cars, on land outside the residential curtilage, would result in the proposal also being contrary to policy DP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



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