

Application No: 17/00517/FULL Full Application

Site: Field Opposite Forest Cottage, Lymington Road, Setley,
Brockenhurst, SO42 7UF

Proposal: Agricultural building

Applicant: Mr Byford

Case Officer: Carly Cochrane

Parish: BROCKENHURST

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
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

Brockenhurst Parish Council: Recommend refusal. We object to this application on the basis that it provides insufficient information to support the functional need for this building and its position relative to existing structures. Advice from Commoners Advisory Service or similar organisations would be useful in allowing us to form an opinion.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Form new access (close existing) Granted 22 September 1999

11. ASSESSMENT

11.1 The application site is located to the western side of the A337 Lymington Road, to the south west of Setley Ridge garden centre and with its access opposite that for Forest Cottage. The site comprises a 1.3 hectare parcel of agricultural land, enclosed along its eastern boundary by a hedgerow and southern boundary by an area of woodland. The site is owned by a Young Commoner, who has been running stock on the forest since 1998. During the course of this application, the applicant has purchased additional livestock, resulting in a total cattle herd numbering 34, alongside 5 New Forest Ponies.

11.2 This application seeks planning permission for the erection of an agricultural building to the southern part of the site, approximately 10 metres from the southern boundary, and measuring approximately 18.1 metres in width, 9.1 metres in depth and 4.8 metres in height, and subdivided internally as follows:

- Area of 8m x 9m for the storage of hay/straw
- Area of 3.3m x 9m for a stable, storage of hard feed and machinery
- Area of 7m x 9m for livestock, based on RSPCA guidelines of 8.5m² per animal, allowing for the housing of up to 7 cattle at one time.

The building would be constructed of concrete panels to the lower 2 metres and tanalised timber Yorkshire boarding to the top half of the building, with a cement fibre reinforced corrugated roofing in Natural Grey, with 12 rooflights. The front elevation would be open, with a cantilevered overhang.

11.3 Policy DP20 states that permission will be granted for buildings required for agricultural purposes where there is a functional need for the building, and its scale is commensurate with that need; the building is designed for the purposes of agriculture; the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location, and; they do not involve large or obtrusive structures, or generate a

level of activity which would have a detrimental effect on the National Park.

- 11.4 The land subject of this application forms part of Graceland Farm at Tile Barn Lane, which is owned by the applicant's parents. The surrounding land to the north, south and west is also agricultural in nature. There are no other buildings at the site, and none of any substantial scale within adjoining fields; as such, the proposed building would not be related to existing buildings as per the policy requirement. However, it is not considered that the site is within an isolated location, as it forms part of the wider Graceland Farm holding and benefits from direct access from the A337, which would allow the applicant to carry out commoning activities independent of Graceland Farm. It is considered that in order for the applicant to be able to continue with and further expand the commoning activity, an agricultural building is necessary. As such, it is considered that there is a functional need for the building in this location order to support commoning activities.
- 11.5 The scale of the proposed building, with a floor area measuring 170m², would be substantial. It is stated that this area is required in order to provide sufficient storage for food and machinery, and shelter for the livestock in accordance with RSPCA guidelines. The building would be utilitarian in its design, and considering the absence of any other building on the site, and the size of the site, it is considered that the proposed building would be commensurate to the functional need. Whilst the proposal would introduce built development to the site, when viewed in association with the wider Graceland Farm holding, it would not appear incongruous. The building has been sited in close proximity to the southern boundary which comprises a woodland area; this location has been chosen as it is close to the vehicular access; would be partially screened from outside the site by the trees when approaching from the south; and the trees would provide a natural wind break to shelter the building. The building has been sited so as not to interfere with the root protection areas of the trees along the southern boundary.
- 11.6 The proposed building would result in an increased level of activity at the site, however there is an existing access and there would be no change of use of the land. It is not considered that the increased level of activity would be detrimental to the character of the area or the wider National Park.
- 11.7 The nearest residential property is Forest Cottage, approximately 110 metres to the south east, across the A337. The site is not visible from this property by virtue of the areas of woodland adjacent to the A337 which provides screening and acts as a noise buffer. As such, it is not considered that the proposal would result in any adverse impact upon neighbouring amenity.

- 11.8 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP20 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: TQRQM17171185130637, 1, 17- 48223.

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

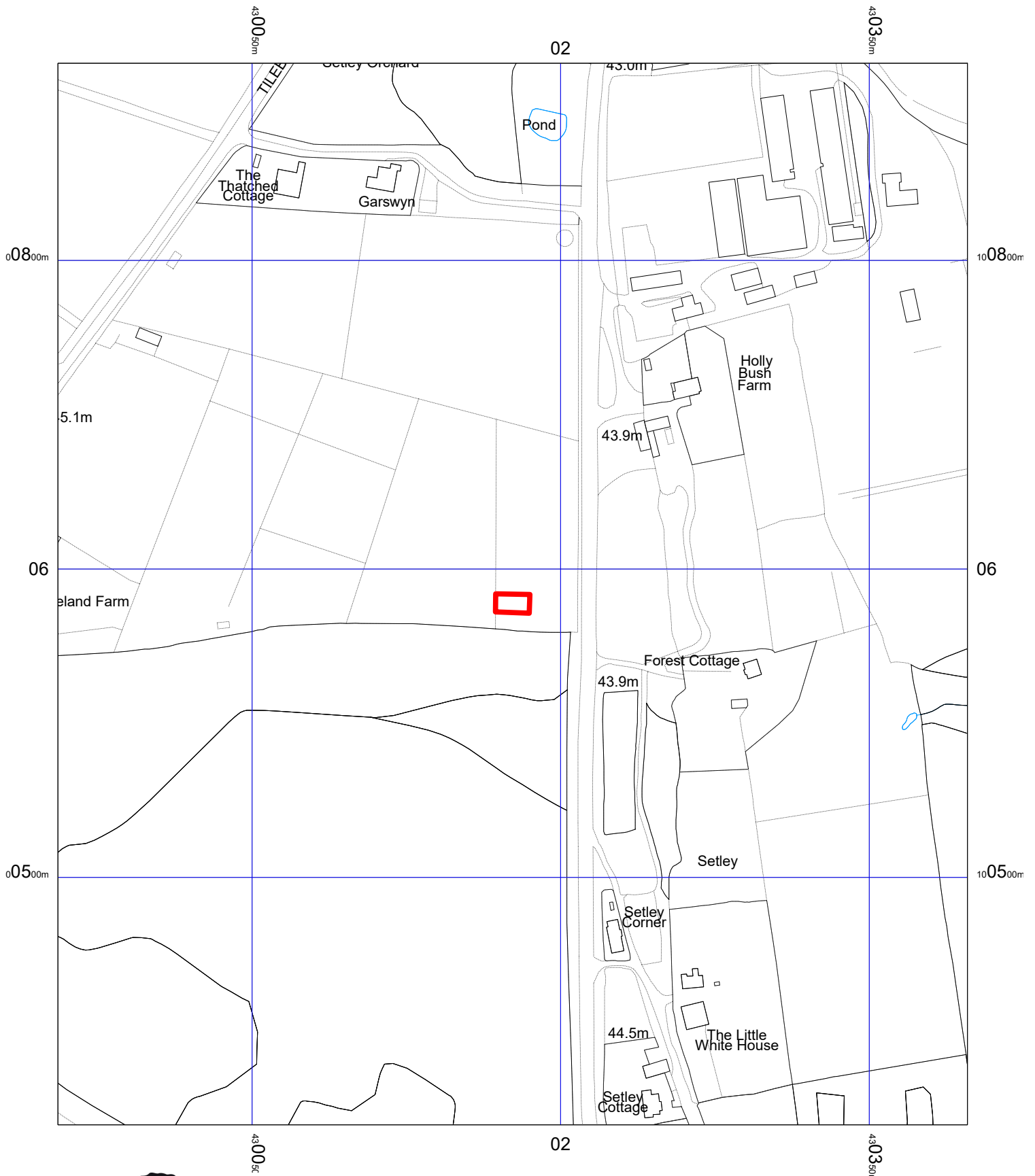
Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should this use cease the building shall be removed from the site, and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority beforehand, within 6 months of the cessation of that use.

Reason: In order to preserve the character and appearance of the area in accordance with the requirements of Policies DP20 and CP8 of the New Forest National Park Core Strategy.

- 4 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 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).



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Date: 05/09/2017

Ref: 17/00517/FULL

Scale: 1:2500

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