

Application No: 16/00369/FULL Full Application

Site: Land Adjacent To Oakmead, Bashley Cross Road, New Milton,
BH25 5SY

Proposal: Agricultural Barn

Applicant: Mr S Smith

Case Officer: Ann Braid

Parish: NEW MILTON

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP20 Agricultural and Forestry Buildings
DP21 Recreational Horse Keeping
DP22 Field Shelters and Stables
DP1 General Development Principles
CP8 Local Distinctiveness

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

New Milton Town Council: Recommend refusal for the following reasons;

(1) Contrary to Policy DP22 (Field Shelters and Stables) of the Core Strategy, due to its size and materials used;

(2) Contrary to Policy DP20 (Agricultural and Forestry Buildings) of the Core Strategy, due to its design, siting and size.

8. CONSULTTEES

8.1 Tree Officer: No objection on tree grounds

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Application under part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, appearance and design of a barn (16/00165) Planning Permission Required 14 April 2016

10.2 Barn (15/00918) withdrawn 3 February 2016

10.3 Replacement barn (95577) refused 19 October 2010

11. ASSESSMENT

11.1 The land on which this barn is proposed to be sited lies to the north of Bashley Cross Road on a level site, which is currently paddock land used for recreational horsekeeping. The land is fenced with a 2 metre close boarded fence and there is a row of trees along the road boundary. A stable block is located to the east of the paddocks, within the domestic curtilage of Oakmead. To the north of the paddocks are fields, rented by the applicant. These have an agricultural holding number and it is proposed to grow hay on this land, for sale and for the use of the applicant's horses. The area of land under the applicant's control is approximately 3 hectares.

11.2 Consent is sought for a barn, to be used to store the hay cut from the land and the machinery to be used to manage the land. DP20 is the relevant policy in respect of barns, which may be permitted where there is a functional need for the building and its scale is commensurate with that need. Linked to this is policy DP22 for field shelters and stables, which is also covered by the SPD for Horse-related development.

11.3 Policy DP20 allows agricultural buildings provided there is a functional need for the building and its size would be commensurate with that need. The applicant has stated that all the land except that currently grazed by the horses has been put to the production of hay. Up to 320 bales of hay may be produced on the land in any one year, and the size of barn sought would accommodate this amount of hay. The hay would be used during the winter months to feed the horses kept on the land. At present

there is no storage for hay on the site, apart from part of the existing stable block in the curtilage of Oakmead.

- 11.4 In order to produce the hay, the applicant has acquired the machinery necessary to cultivate the land, and this is currently stored in the open on the field. The proposed building would therefore also be used as a machinery store.
- 11.5 The proposed barn would have a footprint of 72m² and a ridge height of 4.6 metres. It would be built in appropriate materials; profiled metal sheeting for the walls and a fibre cement roof. Its size would not be excessive for the proposed storage of machinery and hay. The use of the building would be for the storage of the hay crop produced on the land which, notwithstanding the fact that the crop feeds the horses, is an agricultural use. The proposal would therefore be in accordance with Policy DP20 in that the building would be appropriately designed for agriculture and of a size commensurate with the operation on the land.
- 11.6 With regard to the visual impact of the building, it should be borne in mind that there has been a barn in the location of the proposal for many years. This structure fell into disrepair and has been demolished. A previous application indicated that the demolished barn measured 10m by 5m by 5m high, so the proposed ridge height would be lower than the previous building, although the barn would be larger in footprint. An application for a replacement building was refused in 2010, on the grounds that the replacement building then proposed, which was larger than the current proposal and located on a smaller holding, was not commensurate with the needs of the holding.
- 11.7 There is a substantial tree screen along the road boundary, and the Tree Officers are satisfied that the trees would not be compromised by the proposal, provided building is carried out in accordance with the recommendations of the submitted tree report. The proposal would be in accordance with Policies DP1, CP8 and CP2 which seek to ensure that development would be appropriate and sympathetic, would not erode the local character of the National Park and have no adverse impact on features of the natural environment.

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 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details 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).

- 3 The agricultural barn hereby permitted shall only be used only for the storage of agricultural vehicles, equipment, machinery and hay, as specified on the approved plan and not to accommodate livestock or for any non -agricultural use. 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.

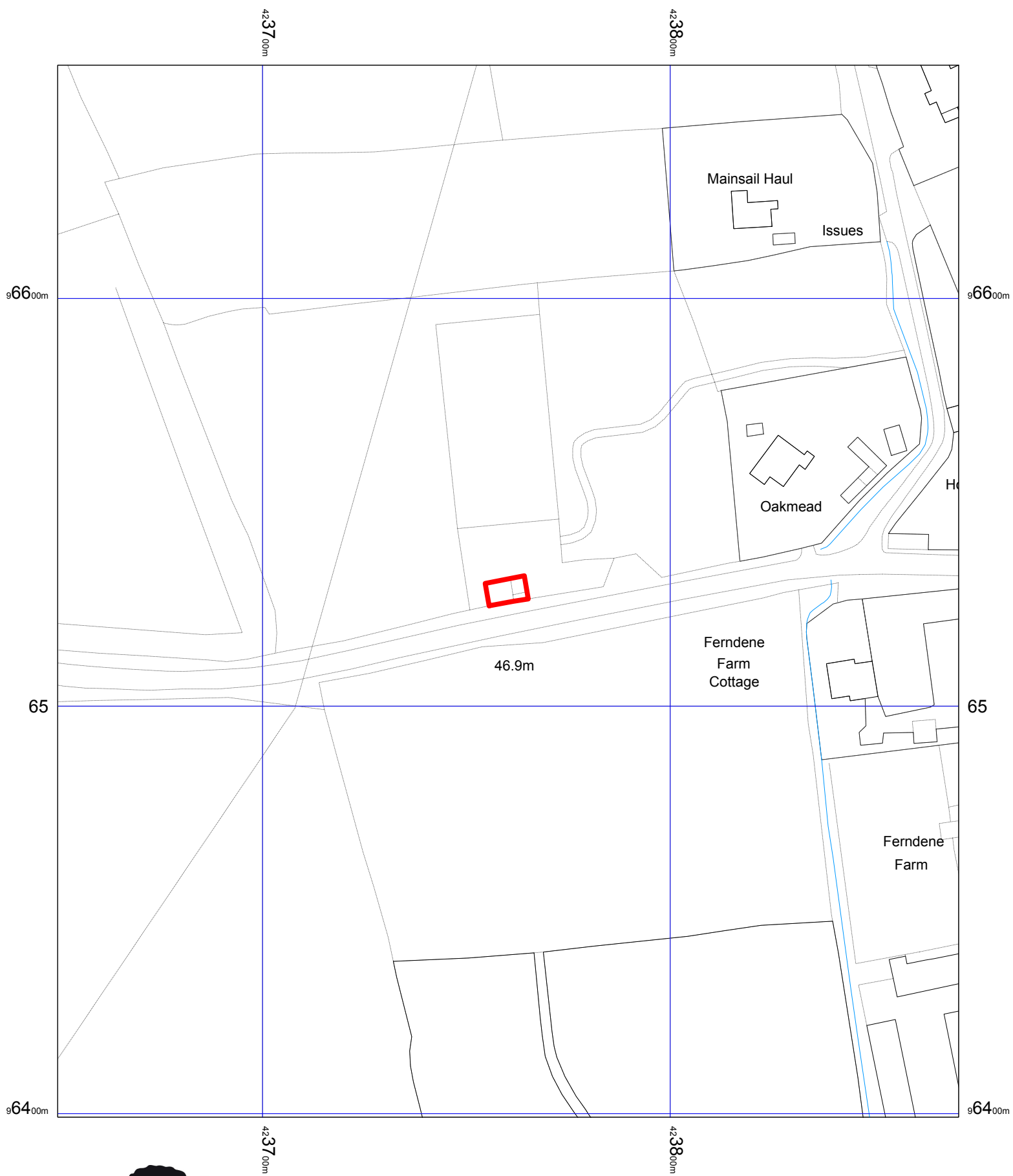
Reason: In order to preserve the character and appearance of the area in accordance with the requirements of Policies DP20 and CP8 of the New Forest National Park Core Strategy.

- 4 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.

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).

- 5 Development shall only be carried out in accordance with drawings: No.1, No. 2, No.3, RJ15-07-27Rev1/GP01 (No.5), GH1556a (No. 6), GH1556b (No.7). 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 CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



NEW FOREST
NATIONAL PARK

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Date: 30/06/2016

Ref: 16/00369/FULL

Scale: 1:1250

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