

Application No: 17/01101/FULL Full Application

Site: Primrose Cottage, Newgrounds, Godshill, Fordingbridge, SP6 2LJ

Proposal: Single storey rear extension

Applicant: Mr Blake

Case Officer: Ann Braid

Parish: GODSHILL

1. REASON FOR COMMITTEE CONSIDERATION

Interpretation of policy

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
 CP8 Local Distinctiveness
 DP11 Extensions to Dwellings
 DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

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 permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers. Members considered that the reasons for the extension and the fact that the application had taken pre-application advice not to build in brick were sufficient to apply the exception to Policy DP11.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Two storey extension; conservatory (94231) granted on 13 August 2009

10.2 Single storey additions and alterations (65215) granted on 12 December 1999

10.3 Erect replacement dwelling and detached double garage (55272) granted on 27 October 1994

11. ASSESSMENT

11.1 Primrose Cottage is a two storey, brick and tile cottage, of a traditional Forest design, built as a replacement dwelling following consent in 1994. It is located at the end of a track off New grounds in Godshill. The track is a public footpath. The site backs on to farmland, which falls away from the house then rises to the north, where it is crossed by another public right of way. The site is steeply sloping and there is a detached outbuilding to the east of the house. The property has been in the ownership of the current applicants since the replacement dwelling was built.

11.2 Consent is sought for a single storey extension to the rear of the property. The extension would be located where there is currently a detached outbuilding. It would be faced in a contrasting timber finish and would have a clay tile roof to match the main house. The issues to be assessed are compliance with Policy DP11 and whether material considerations would justify an exception being made to that policy.

11.3 The house is a small dwelling, as defined in Policy DP11. The house on the site in 1982 had a floor area of 51m² and the replacement scaled at 84m². Since it was built, it has gained permission to be extended to 113m² including a conservatory, which in 2009 was allowed as an exception to policy, in accordance with the adopted policies inherited from New Forest District Council. The issue to be assessed now relates to floor area as the property has been extended beyond the size that would normally be allowed under Policy DP11. In exceptional circumstances, this policy does allow the limit to be exceeded to meet a genuine need which is defined as:

"...an exceptional and unique family need that could not have been reasonably anticipated at the time of the purchase of the property. For example, additional floor space may be required to cater for specialist equipment and facilities required in connection with an unforeseen event, such as disability arising from an accident whilst in occupation of the property..."

The wife of the applicant has been diagnosed with muscular dystrophy. This is a progressive disease which restricts mobility. It is understood that there will be a need to be lifted using a hoist and to use a wheelchair to move through the property. Although the disease is at an early stage, it is understood to be an aggressive form and the nature of the care that will eventually be required has been confirmed by specialists.

- 11.4 It is a further stipulation of Policy DP11 that an exception to normal restrictions may be made for the genuine family needs of an occupier who works in the immediate locality. This is designed to cater for those applicants whose employment means that moving house is not a practical option. Neither of the applicants works in the immediate locality, but they confirm that they have marketed their property for six months without success.
- 11.5 Furthermore, in the case of small dwellings, Policy DP11 seeks to restrict the total resultant floor area to no more than 120m². The extension now proposed would result in this limit being exceeded. The conservatory forms part of the ground floor accommodation and is used by the household as an additional living room. Overall, this property has already been extended to utilise the full allowance of Policy DP11 relating to small dwellings and a further extension would not therefore be recommended except in the most exceptional of personal circumstances, where moving house is not an option and the applicants are in local employment.
- 11.6 In support of their case, the applicants have explained why the existing space cannot be adapted. The layout of the house is such that there are several narrow points, around which it would be difficult to manoeuvre a wheelchair. There is currently no access from one side of the house to the other without passing through the front entrance hall. The passage from the kitchen to the back door also is narrow and there are no downstairs bathing facilities. The conversion of the existing dining room to a bedroom would be unacceptable to the applicants for two reasons: firstly it has been judged to be too small for the necessary bed and hoist equipment, and secondly there is no other dining space in the house. When eating, extra space would be needed for a chair and for equipment to assist with eating independently, and this will need to be installed at a table.
- 11.7 The design of the proposed extension would comply with adopted Policy DP1 insofar as it would be appropriate and sympathetic to the existing dwelling, and it would accord with Policies CP7 and

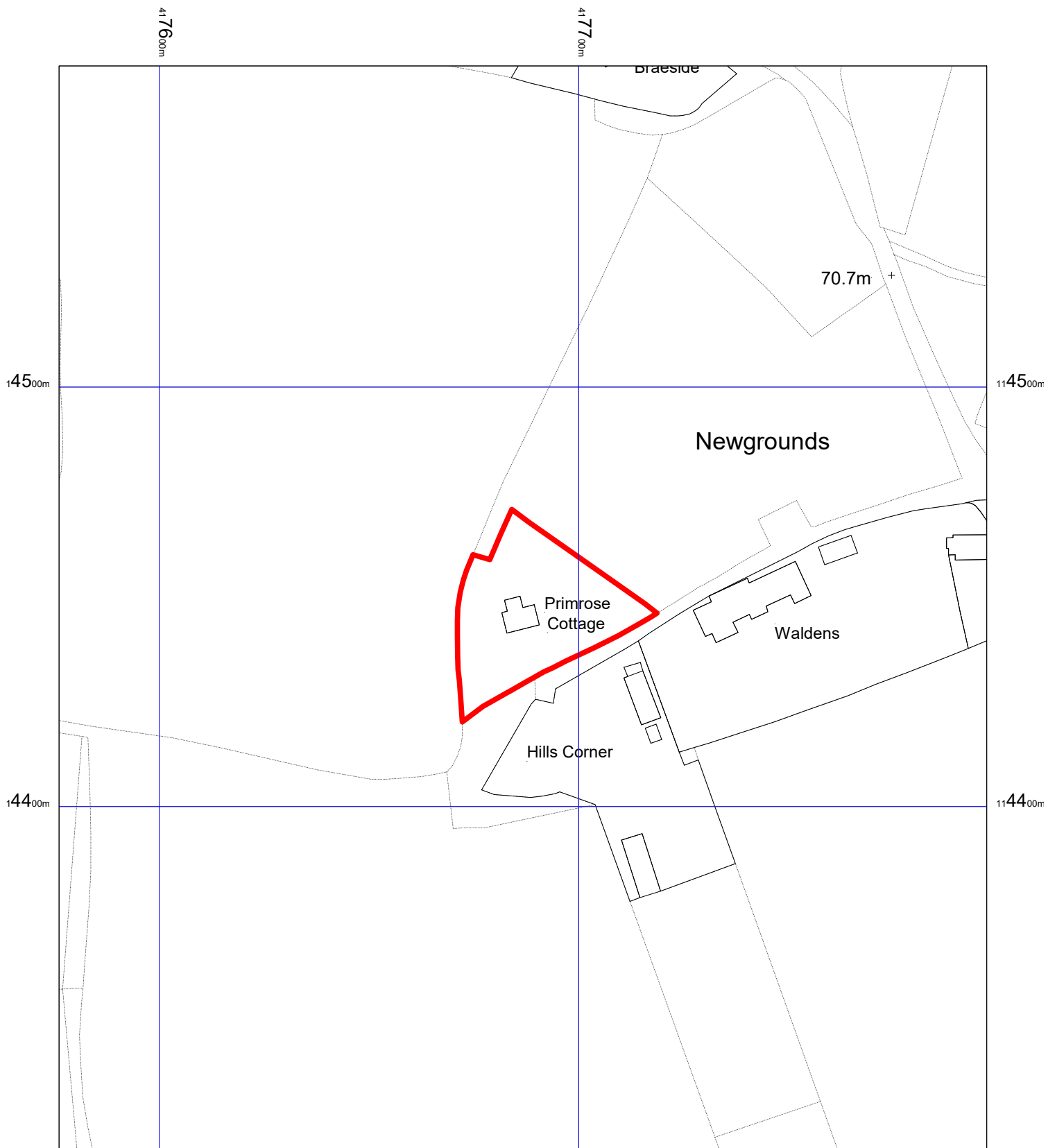
CP8 as it would preserve the character of the Western Escarpment Conservation Area and the wider National Park. The proposed extension would be visible in the landscape, from the nearby public footpaths, but would have no adverse impact on visual amenity, in compliance with Policy DP1. However, the fundamental objection remains because the proposal would not be compliant with the floor area limitations relating to small dwellings in Policy DP11. Therefore the proposal is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account a previous enlargement, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside. The personal circumstances advanced in justification for this case are not considered to be sufficient to override the adopted Policy.



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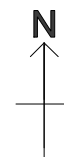
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Scale: 1:1250

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Application No: 18/00115/FULL Full Application

Site: Lepe House, Flexford Lane, Sway, Lymington, SO41 6DN

Proposal: Manege; fencing

Applicant: Mr & Mrs Pyatt

Case Officer: Liz Young

Parish: SWAY

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
 CP8 Local Distinctiveness
 DP23 Maneges

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development SPD
 Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal. Comments:

- Sway recommended refusal for the previous applications (which was withdrawn) due to concerns over siting, the impact upon Sway Tower and commercial use.
- The standard size of 20 x 40 metres is not adhered to.
- The proposal should be sited further away from Sway Tower.

- Protected trees are not shown on the submitted plans.
- In the case of any revised application conditions should be imposed ensuring the manege would be used only by the owners.
- Submitted letters of report do not deal with material planning considerations.
- Proposal would be contrary to Policies DP1, CP7, DP6a, DP21a and DP23a and would be a serious threat to the Sway Tower Conservation Area.

8. **CONSULTEES**

- 8.1 Landscape Officer: No objections subject to additional landscaping information.
- 8.2 Building Design & Conservation Area Officer: No objections raised.

9. **REPRESENTATIONS**

- 9.1 Thirteen letters of objection received:
- The entrance to the site and front parking area have been doubled in size to accommodate larger vehicles.
 - The size and location of the manege would suggest intentions for a commercial use which would lead to a significant increase in noise and traffic along rural lanes.
 - Concerns that any restriction on private use only could not reasonably be enforced.
 - The site has already been significantly overdeveloped.
 - Light pollution.
 - There are a number of other horse-related facilities in the area within riding distance which could be utilised.
 - Increased vehicular movements would cause damage to verges.
 - A number of trees and hedgerows from the site have already been lost.
 - Potentially harmful impact upon bats and nesting birds.
 - Harmful impact upon listed buildings.
 - Proposal would led to an increase in surface runoff (particularly in light of the clay based soil).
 - Inappropriate development in residential area, Conservation Area and on agricultural land.
 - Devaluation of property.
 - Parking of horseboxes associated with the development would disturb buildings with asbestos, causing potential hazards.
- 9.2 Fifteen letters of support and one comment:
- Proposal will provide a safe area to exercise horses, particularly as the surrounding roads are unsafe.
 - It is not the applicant's intention to use the riding arena for

commercial purposes.

- The recent hedgerow planting will help reduce visual impact.

10. RELEVANT HISTORY

10.1 Manege; fencing (17/00542) withdrawn on 21 August 2017

11. ASSESSMENT

11.1 This application relates to an area of grazing land which lies to the north of Lepe House, a substantial, detached two storey property located within rural surroundings within a small cluster of residential development adjacent to Sway Tower, a Grade II* Listed Building. The site also falls within the wider designation of the Sway Tower Conservation Area. The site is predominantly flat but falls gradually away to the south towards a field boundary and is not readily visible from any public view points. Sway Tower itself is the closest neighbouring residential property and whilst detached houses lie to the north off Flexford Lane, the site is not directly adjoined by any other dwellings.

Proposal

11.2 Following the withdrawal of a previous scheme consent is now sought for a riding arena on the land immediately to the rear of Lepe House and its residential curtilage. The arena would measure 40 metres X 25 metres. The plans indicate that no cut and fill would be required and that ground levels would remain unchanged. The surface would be sand and the arena would be enclosed by 1.5 metre high post and rail fencing.

Background

11.3 This application has been submitted in order to address the concerns which led to the previous application being withdrawn. The main concern which led to this application related to the objections received at the time from the Authority Landscape Officer. These concerns related to the size of the development, the degradation of established hedgerows and the impact upon the setting of Sway Tower. No objections were raised at the time by the Building Design and Conservation Officer.

Consideration of Issues

11.4 In order to address the concerns raised previously the length of the proposed arena has been reduced by 10 metres and the width by 5 metres. Cut and fill is no longer proposed, with the arena now proposed being in line with the existing topography. It is also proposed to re-enforce established hedgerows with native planting.

- 11.5 In terms of policy context Policy DP23 states that planning permission will be granted for maneges where they are not harmful to the landscape and ecology of the New Forest National Park and do not involve the installation of floodlighting. The Supplementary Planning Document, Horse Related Development advises that maneges are only likely to be acceptable where they are contained within or closely related to an existing group of buildings and make use of materials that blend in well with the New Forest landscape. The document also advises that standard size should measure 20m x 40m, that rubber or bark is the preferable surface material and that the site should be as flat as possible.
- 11.6 Whilst the proposed manege would have a sand surface, rather than bark or rubber, it would now reflect the natural contours of the site and would be significantly smaller than the original scheme. Whilst concerns raised in representations relating to the setting of Sway Tower are noted, the proposal is not considered to have harmful impact, particularly as the Building Design and Conservation Officer was not opposed to the previous larger proposal or the current scheme. The nature and scale of the Tower is such that its wider setting is of greatest significance, particularly in terms of longer distance views. The proposal to introduce a manege immediately east of the Tower would not detract from the openness of the immediate area and would not impact upon views towards the Listed Building. Furthermore the proposal would relate closely to the established boundaries of the site, being immediately adjacent to the curtilage boundary of the main house. Based upon this, along with the fact that the Landscape Officer is now satisfied with the revised design it is considered that the proposed development would not be harmful to the setting of Sway Tower, the Conservation Area or the wider New Forest Landscape.
- 11.7 With regards to suggestions raised in relation to siting the manege away from the boundary with Sway Tower, this would result in it become more prominent when viewed from the road and would not enable it to appear more contained within established boundaries. In terms of concerns over intensification of use and increased traffic, the proposal would serve the existing occupants of the site and would be conditioned to prevent any form of commercial use (the applicants having indicated their willingness to accept such a restriction). No floodlighting is proposed and this could also be restricted by condition. The proposal would not necessitate the removal of any trees or buildings and therefore would not have any direct implications for protected species. The site is already under equestrian use with horse boxes and vehicles parked on the site. The proposal would therefore not necessarily give rise to an increase in the number of horse boxes.

- 11.8 There would be a distance of over 20 metres between the proposal and Sway Tower (the closest property) and it is considered that the development would not lead to an unacceptably harmful loss of amenity in terms of loss of light, overlooking or visual intrusion. The impact upon the rear garden area of this property would also be mitigated by the boundary wall and established vegetation (much of which lies within the control of Sway Tower).

Conclusion

- 11.9 Whilst the agent has been approached by the Case Officer with the suggestion of reducing the size of the manege further and amending the surface from sand to rubber or bark, no amendments have been forthcoming. Notwithstanding this it is considered that, on balance the reduced size of the proposed manege from the earlier application, along with the fact that it would reflect the natural contours of the site, ensure it would not have a harmful impact upon the setting of Sway Tower, the character of the Conservation Area or the wider New Forest landscape. The arena would relate closely to established boundaries and would not impact directly upon public views. The proposal would not lead to a harmful loss of amenity to neighbouring residents and it is therefore considered that the concerns which led to the previous application being withdrawn have been fully addressed. The development would therefore be in accordance with Policies DP1, CP8 and DP23 of the New Forest National Park Core Strategy along with the Supplementary Planning Document, Guidelines on Horse Related Development. It is therefore recommended that planning consent is granted.

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 The manege the subject of this permission shall only be used for the exercising of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding or training purposes or as an equestrian show arena.

Reason: The use of the manege on a commercial basis would cause harm by reason of increased activity and pressure on the

National Park and this would be contrary to Policy DP23 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No lighting shall be installed to illuminate the manege hereby approved unless express planning permission has first been granted.

Reason: To safeguard the visual amenities of the countryside and the amenities of nearby residential properties in accordance with Policies DP1, DP23 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) a method and programme for its implementation, the protection of plants from grazing animals and the means to provide for its future maintenance.

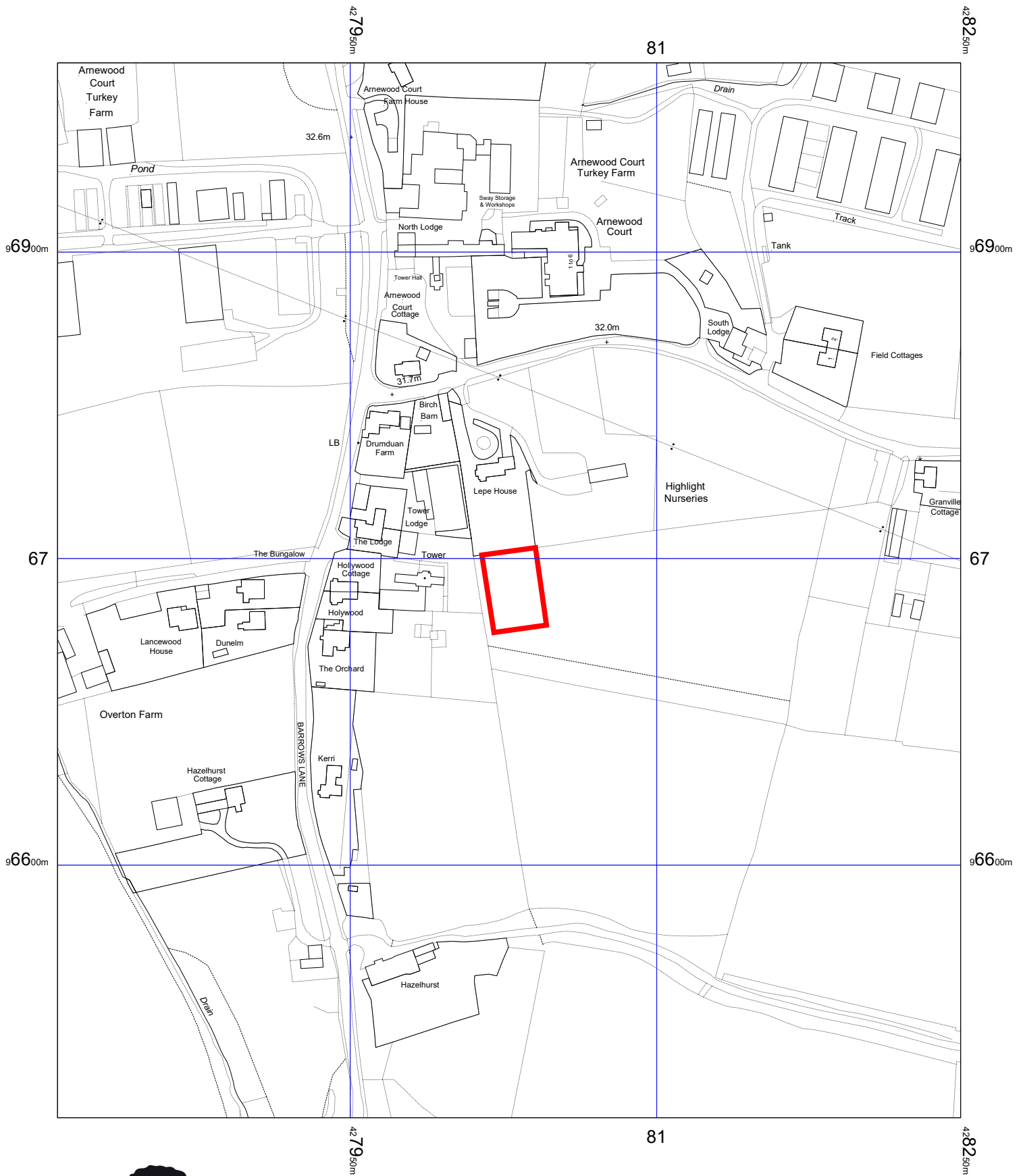
No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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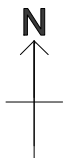
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Application No: 18/00124/FULL Full Application

Site: Marico House, Burnside Farm, Brook Hill, Bramshaw, Lyndhurst, SO43 7JB

Proposal: Single storey extension; removal of portakabin

Applicant: J Riding, Marico Marine Ltd

Case Officer: Clare Ings

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Previous Committee consideration.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP14 Business and Employment Development
 CP15 Existing Employment Sites
 DP1 General Development Principles
 DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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. Comments:

- Concerns previously expressed about matters under DP17 have been met. There will be no increased activity level on the site; the development proposed is contained entirely within the existing site

boundary.

- The proposal is entirely in keeping with CP14. It is noted that “small scale employment development that helps the well-being of local communities will be permitted through the re-use or extension of existing buildings, the redevelopment of existing business use employment sites.”
- Refusal of the application would raise the real possibility of this existing employment site being lost to the detriment of the National Park and the sustainability of our local community, in breach of CP15.
- The design and scale of the development is discrete, modest and wholly in keeping with the present building on site. It meets the principles set out in DP1 and DP6.
- The character and appearance of the conservation area will not be affected by the proposed development.
- There is no significant impact on any adjoining occupier.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Single storey extension; removal of portacabin (17/00681) refused on 17 October 2017
- 10.2 Continued use of land as B1 office; single storey extension to existing office building (17/00021) refused on 21 March 2017
- 10.3 Extension; addition of link; external alterations (10/95642) granted permission on 23 November 2010
- 10.4 Extension; addition of link; external alterations (10/95033) granted permission on 16 June 2010
- 10.5 Refurbish and extend stable block to form office; parking; access (04/80757) granted permission on 19 July 2004

11. ASSESSMENT

- 11.1 Members will recall this application which was presented to the Planning Committee in October 2017 when it was narrowly refused (as was the previous application) on the grounds of the proposal having a detrimental visual impact in the wider landscape and on the character and appearance of the conservation area as a result of its scale and massing. Following that decision, there were three areas which required further consideration:
- The design of the building, specifically that it should be both

- recessed and reduced in width;
 - The planning status of the portacabin needed clarification; and
 - Whether a condition could be imposed to prevent its conversion (under permitted development) to a dwelling.
- 11.2 To recap, the application site lies to the west of the B3079 between Brook and Bramshaw in an area of open countryside, and opposite the golf course. It comprises an office with ancillary storage (previously a barn and stables now linked). The building is single storey, brick built under a tiled roof, with extensive glazing. An area for parking lies to the front and side of the site. To the rear of the building is a portacabin sited on ground which has been levelled and surrounded with a low retaining grass bund. A post and rail fence separates the office use from the adjoining paddock which is in the same ownership, although it should be noted that the portacabin and level ground has already encroached into this paddock. The boundary with the B3079 is formed by a wooden fence with planting becoming established. The site lies within the Forest Central (North) Conservation Area character area F.
- 11.3 As previously, the proposal is to replace the portacabin with a single storey extension to provide additional office space. It would run parallel to the existing building, with the ridge to match the higher ridge of the existing building. The proposed floorspace would add a further 64m² to the existing 100m² of office floorspace (previously the increase was 75m²). The building is occupied by Marico Marine Ltd, a successful marine specialist, high technology company (developing software to manage ship movement risk and vehicle tracking systems), and the additional floorspace is proposed for simulator/office accommodation; there would not be any increase in staff.
- 11.4 The key considerations, as per the previous application, are the principle of the development and compliance with policy; the scale and design of the proposal; and its impact on the wider street scene, character and appearance of the conservation area and neighbouring properties. With regard to the impact on the nearest neighbour, it is not considered that there would be any overlooking given the distances involved (some 50m from the side elevation of Burnside Farm). In addition, consideration has to be given to whether sufficient amendments have been made to address the previous reason for refusal, and whether the other outstanding issues have been addressed appropriately.
- 11.5 Notwithstanding the above, it is still appropriate to set out the relevant policies with respect to the principle of the proposal. Policies CP14 and DP17 both support the limited extension of small businesses outside the defined villages where they would help the well-being of the local community and would not materially change the level of activity on the site. In addition, Policy DP17 requires that any development should be contained

within the existing site boundary. The extension is still significant when compared with the existing floorspace (an increase of over 60%), and it is considered that the original curtilage has been increased. However, given the proposed use of much of the extension (the simulator) and the fact that there would not be any increase in staff, it is not considered that the extension would significantly increase the level of activity in the area.

- 11.6 In terms of design, the extension represents a decrease in floorspace of approximately 11m² from the previous proposal, achieved by setting the gable elevation (south elevation) behind the existing gable end, and bringing in the rear elevation so that it would not extend as far back as the rear elevation of the portacabin. In addition, the external facing material would now be timber cladding to distinguish it from the main building. The changes are marginal, and thus any improved impact on the street scene or the wider conservation area would be minimal.
- 11.7 Previous consideration of the proposal raised much discussion over the portacabin, which was brought onto the site in 2011 without permission, and whether it would now be considered lawful by virtue of the passage of time. There are two issues: whether the portacabin should be considered a building due to its size, permanence or physical attachment or, if not a building, then consideration should be given to the use of the land for stationing the structure (similar to a caravan).
- 11.8 The case relating to the use of the land for the stationing of the portacabin is not accepted. The applicant's agent has argued that it was stationed on land which had formed part of the operational land around the main building, and that the operational land came into use in 2004 when the first permission for an office was granted, and thus this use has been in existence for more than 10 years. Site plans submitted at the time of the 2004 application and also the applications in 2010 clearly indicate that not all the land to the rear of the main building formed its curtilage, and that therefore its operational use for the necessary 10 years cannot be proven.
- 11.9 The applicant's agent has also argued that, as the portacabin has been in situ since 2011, it has developed a "significance" and can also be considered to be permanent. It is considered therefore, that the portacabin would be considered a building, and therefore as the "building works" to establish its presence were substantially completed more than four years ago, it would therefore be lawful.
- 11.10 The floorspace of the portacabin is therefore established, and it would be difficult to argue that this could not be replaced; its replacement would also result in an enhancement to the character and appearance of the conservation area. However, the portacabin provides about 30m² of floorspace and the proposed extension is for more than double that space (64m²).

Notwithstanding that fact, the proposed extension would create an area which would be more appropriate to the existing building and site.

- 11.11 Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits the change of use of an office building to a dwellinghouse. However, should permission for the proposed development be forthcoming, the applicant has indicated a willingness to accept a condition removing these permitted development rights. While this change could occur at any time, which would result in the loss of the employment use, the fact that the applicant is pursuing an extension to the premises is an indication that the employment use is likely to remain. Whilst the nature of the existing business (marine specialist) is not essential within the National Park as it would not be seen to contribute to the land-based economy, a subsequent use could be more appropriate.
- 11.12 In conclusion, whilst the physical changes to the extension are minimal (a reduction of 11m² from the previous scheme), due to its main use for the simulator, there would not be any material increase in activity at the site from increased numbers of staff. The portacabin represents existing floorspace which has to be taken into consideration, and any replacement would enhance the character and appearance of the area. The applicant has also offered an opportunity to retain employment uses at the site, with the removal of permitted development rights relating to conversion. On balance, permission is therefore recommended.

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: 01, 11.15/01-8 Rev B, 11.15/01-9 Rev B and 11.15/01-12 Rev A. 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 No development shall take place above slab level 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.

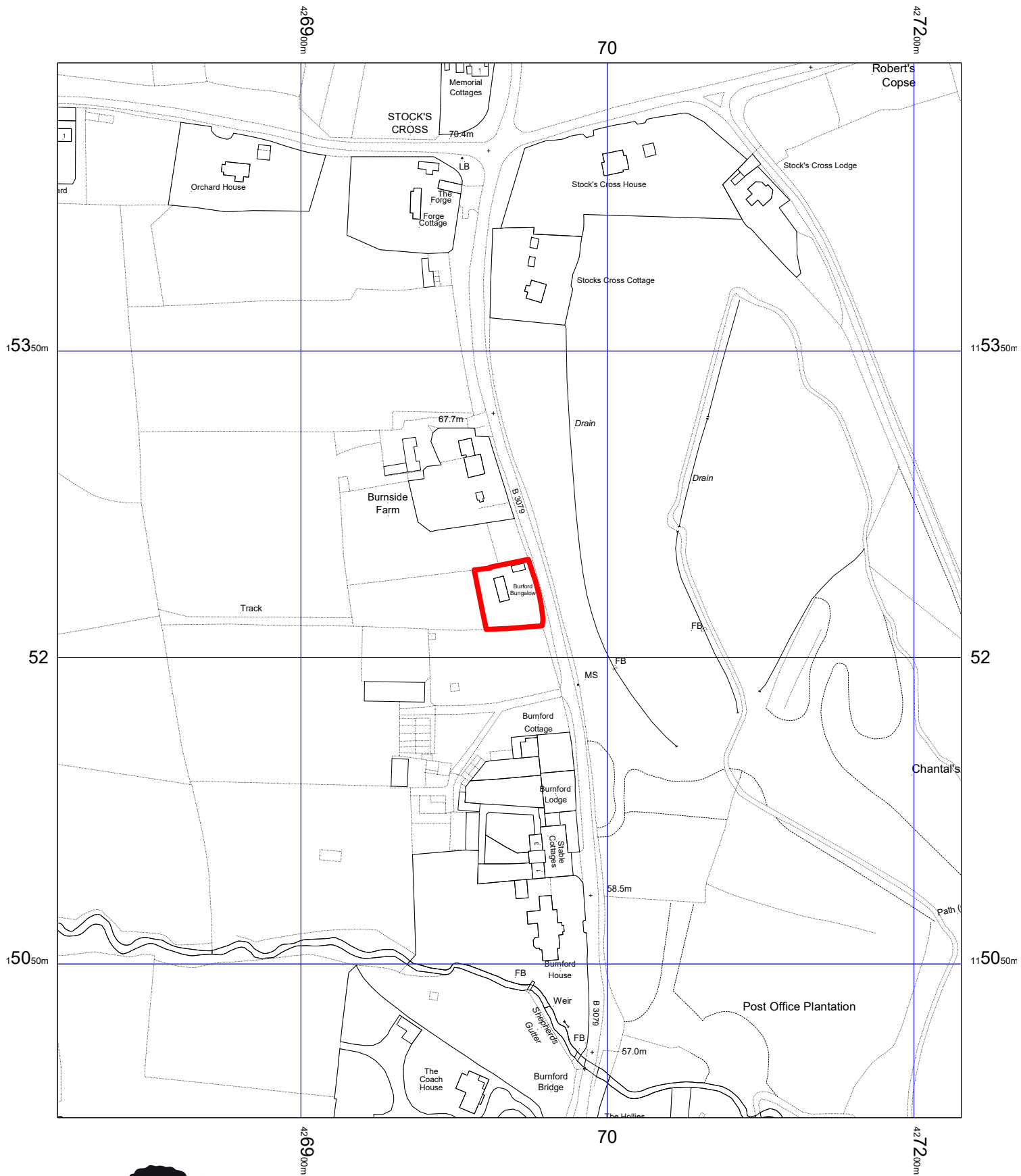
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (or any re-enactment of that Order) no change of use to a use falling within Class C3 (dwellinghouses) otherwise approved by Class O of Part 3 of Schedule 2 to the Order shall be carried out without express planning permission first having been granted.

Reason: To ensure the retention of an employment use which is appropriate to its location within the countryside and to comply with Policies CP14 and DP17 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 The development shall be carried out in accordance with the Construction Management Statement (JDPC 2017).

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
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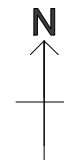
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Application No: 18/00149/FULL Full Application

Site: NFDC Car Park, High Street, Lyndhurst, SO43 7NY

Proposal: Installation of wooden tree charter pole and associated works

Applicant: Mr S Phillips

Case Officer: Carly Cochrane

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village
Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend Refusal. The Committee considered that, although it welcomed the general idea, insufficient information had to be provided and the site was questioned.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The application site is located between the Visitors Centre and public WCs in Lyndhurst public car park, with the Defined Village boundary and the Lyndhurst Conservation Area. There is a range of street furniture between the buildings, including cycle stands, lamp post, bin and brick planters with vegetation.

11.2 This application seeks planning permission for the installation of a 'Tree Charter Pole'; a wooden pole, measuring 5.5 metres in height, in place of an existing brick planter. The pole would be sunk into the ground to a depth of 1 metre, and there would be a stainless steel 'collar' at the point where the pole enters the ground, to divert rainwater. Text (approximately 30 words) and images would be carved into the pole representing the 'Nature' principle of the Charter. The National Park Authority, along with 26 other organisations, led on the collation of evidence and drafting of the Tree Charter articles which seek to guide policy and practice in the UK. The poles are intended to be the 'physical legacy' of the Charter, and there are to be 11 other poles across the country.

11.3 The main considerations relate to the siting of the proposed pole and whether it would have an adverse impact upon the character or appearance of the conservation area. The Parish Council have raised an objection on the basis of insufficient information and the siting of the pole. It is not considered that the proposal would result in any adverse impact upon the amenity of the occupiers of the nearest residential properties, which are located to the east.

11.4 The pole would be sited in the vicinity, and with a backdrop of, other street furniture of a similar scale, such as lamp posts, as well as trees within other existing planters. The site would be in place of an existing planter, within a pedestrian area between the Visitor Centre and the public WCs. As such, it would not result in any highway safety issue. Whilst the site is within a conservation area, by virtue of its setting and surroundings, it is not considered that the proposal would result in any adverse impact upon the character or appearance of the conservation area. The proposal would not involve any reflective or inappropriate materials which would be visually intrusive, and there is no means of lighting proposed.

- 11.5 Overall, it is considered that the proposed development would be in accordance with policy, and permission should be granted.

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

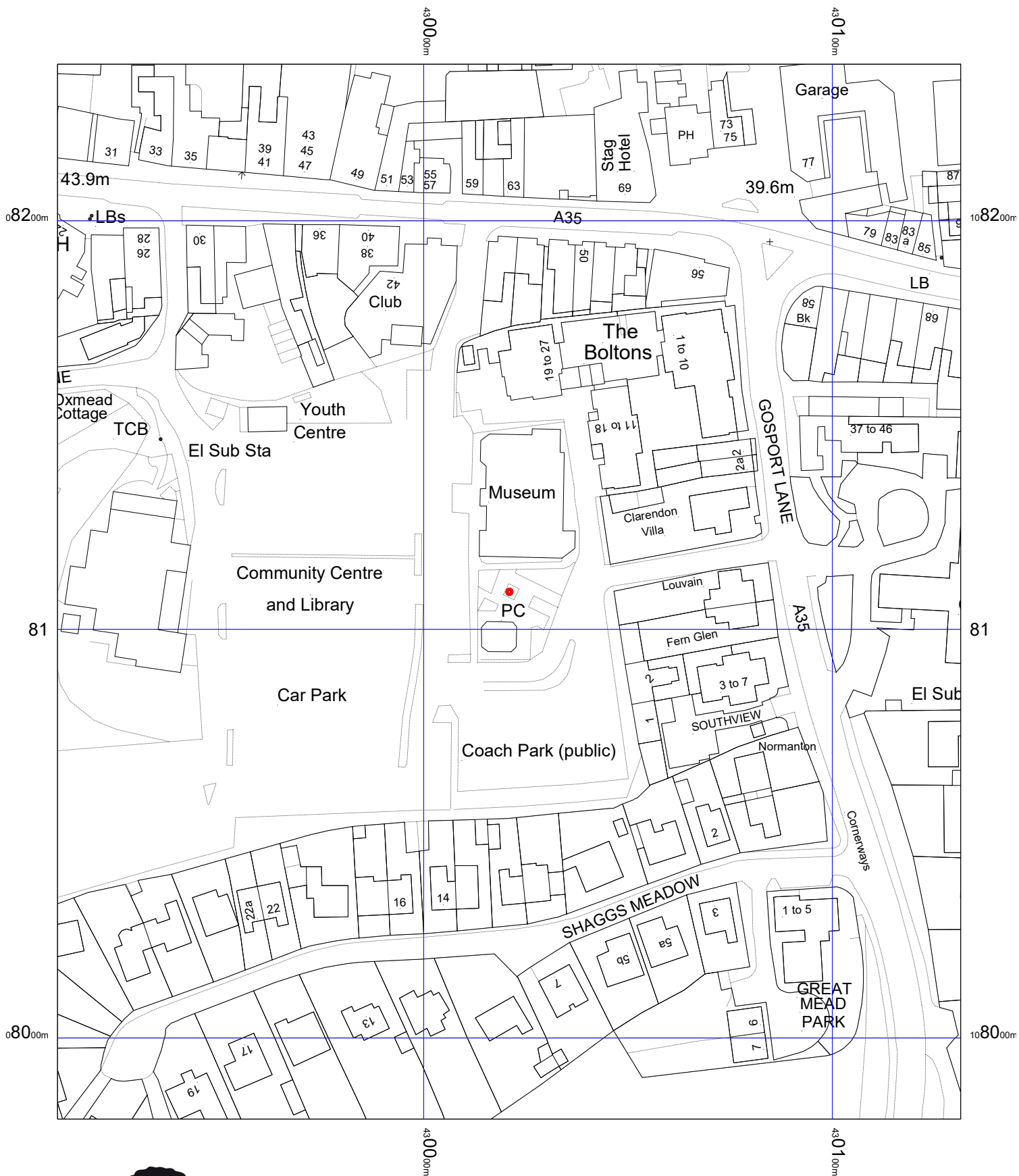
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No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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.

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



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