

Application No: 18/00440/FULL Full Application

Site: Land At Harlicks Hill, Hatchet Lane, Beaulieu, SO42 7YB

Proposal: New dwelling; detached double garage; associated access

Applicant: Beaulieu Settled Estate

Case Officer: Clare Ings

Parish: BEAULIEU

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view
Referred by Ward Councillor

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP2 The Natural Environment
CP7 The Built Environment
CP8 Local Distinctiveness
CP9 Defined Villages
CP12 New Residential Development
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Councillor Harris – supports reallocating the residential consent which is required to facilitate the new car park.

7. PARISH COUNCIL COMMENTS

Beaulieu Parish Council: Support; this is a sensible relocation of an existing permission which will then enable a much needed discreet car park, to occupy Haywards Field, benefiting local residents and businesses only, therefore low impact and improving the Village High Street environment for all. The proposed relocated building sited at Harlicks is most appropriate for the village and the topography lends itself to low impact development on a wider landscape.

8. CONSULTEES

- 8.1 Ecologist: Lack of survey information to assess level of bat activity in the light of loss of trees, and also due to increased ambient light levels.
- 8.2 Landscape Officer: Insufficient details to allow a full assessment of the dwelling in the proposed location.
- 8.3 Building Design & Conservation Area Officer: Need further information to establish impact on the setting of the conservation area.
- 8.4 Tree Officer: Objection to loss of trees. Draft Tree Preservation Order has been served (and has received objections from applicant).
- 8.5 Highway Authority (HCC): No change to access - standing advice applies.

9. REPRESENTATIONS

- 9.1 One representation received in support.
- 9.2 Representation received from Friends of the New Forest objecting on the following grounds:
 - transfer of permission from another site is not a valid reason to allow this dwelling outside a defined village - contrary to policy CP12
 - would not meet criteria of other policies - DP12 or CP11

10. RELEVANT HISTORY

- 10.1 None relating to the application site, but of relevance:
- 10.2 Creation of a car park at Hayward's Field, Beaulieu High Street (18/00439) approved on 22 October 2018.
- 10.3 Two houses; three apartments; extension and change of use of Bank building to A1/A3; canopy building (site a); one house and outbuilding (site b) at Fairweather Garden Centre, Beaulieu High

Street (10/95509) approved on 4 October 2010. This essentially sought to renew the earlier permission and has only partially been implemented - the extension and change of use of the Bank building - and the remainder remains extant.

- 10.4 5 apartments and carport, 1 house, alterations & extensions of former bank building including change of use from A1 to A1/A3 use (08/92755) approved on 2 September 2008. This was not implemented.
- 10.5 Erect (a) 4 terraced dwellings and (b) 1 detached dwelling, garages and accesses on land south of (a) 555 High Street and (b) 57 High Street (NFDC/96/60449) approved on 28 August 2003. This was not implemented.

11. ASSESSMENT

- 11.1 Through this application, the applicant is seeking to “relocate” an earlier, extant consent for a single dwelling house to free up land within the village (on Hayward’s Field) for use as a private car park. This application was submitted in tandem with the application for the private car park (which has now been granted planning permission - see 10.1 above). The applicant maintains that the planning permission for the new private car park will not be implemented unless the Estate can relocate the earlier 2003 consent for the dwelling to another site – the application site.
- 11.2 The application site lies to the north of the B3054 (Hatchet Lane), and comprises a parcel of land which is heavily treed (a former orchard) lying between Harlicks and 1 and 2 Harlicks Hill Cottages. There is a mature hedgerow along the road frontage, and the land slopes down significantly to the east. Access to the site uses an existing access serving the two cottages which sweeps around to the rear of them. The verges along Hatchet Lane are designated SSSI, and the site adjoins the Beaulieu Conservation Area.
- 11.3 The proposal is for the erection of a four-bedroomed dwelling and detached two-bay garage. The external facing materials would be red brick and clay plain tiles, with doors and windows to be painted (white) timber. The access would continue to extend from the existing access serving the two cottages into the site.
- 11.4 The key considerations are the implications for policy, design considerations and the impact of the proposal on trees, landscape and the setting of the adjoining conservation area, ecology and the amenities of the adjoining properties.
- 11.5 The site lies outside the four defined villages which, under policy CP12, are the settlements to which any new residential development is directed. Otherwise, policy CP12 permits new residential development where it is a replacement dwelling, is

required for agricultural or forestry workers, or is affordable housing. The proposal would therefore be clearly contrary to policy. In view of the very strong policy stance against additional new dwellings outside the defined villages, it is not considered that the extant permission (originally granted consent in 2003) provides sufficient reason to set aside this policy and build a new dwelling outside of the defined villages. To do otherwise would set a highly dangerous precedent that could easily be repeated elsewhere within the National Park.

- 11.6 The site is also heavily constrained by trees, the majority of which are small fruit trees. However to the north of and within the site are a number of Oak trees, and those within the site (six) together with four other groups, are shown to be removed. The loss of these trees would significantly alter the character of the site and wider area, and would affect public amenity on a well-used tourist route, and therefore a Tree Preservation Order (TPO) has been served (not yet confirmed) to which the applicants have objected. Further discussions over the extent of the TPO have been held and although it has now been agreed that two small Oak trees, which do contribute to the amenity of the area and are affected by the proposal, could be replaced on a like-for-like basis, it is necessary to retain the TPO as the mechanism by which to ensure all trees are protected and replacements can be sought. There is also concern that, should the dwelling be built, there would be future pressure to fell further trees to allow useable domestic curtilage which could be difficult to resist. There is therefore still an objection on tree grounds.
- 11.7 Concerns have also been raised that there is insufficient information submitted with the application to assess the proposal on either landscape grounds, or to determine its impact on the setting of the adjoining conservation area. Whilst the site characteristics and mature vegetation along the road frontage and the distance from the conservation area would help to ameliorate these impacts, the introduction of a new dwelling in this location would neither conserve nor enhance the landscape character of the National Park.
- 11.8 Although an ecology report was submitted (considered to be broadly suitable), there are concerns over the lack of survey work to assess the level of bat activity in connection with the trees. In addition, further survey work would be necessary to assess fully the extent of other woodland species associated with the site.
- 11.9 The design of the proposal is considered acceptable and broadly echoes that of the original permission (NFDC/96/60449) in terms of size and design, and given the distances to the adjoining properties, there is unlikely to be any significant impact on their private amenities through overlooking or overshadowing.

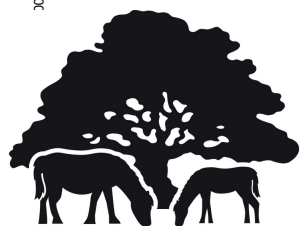
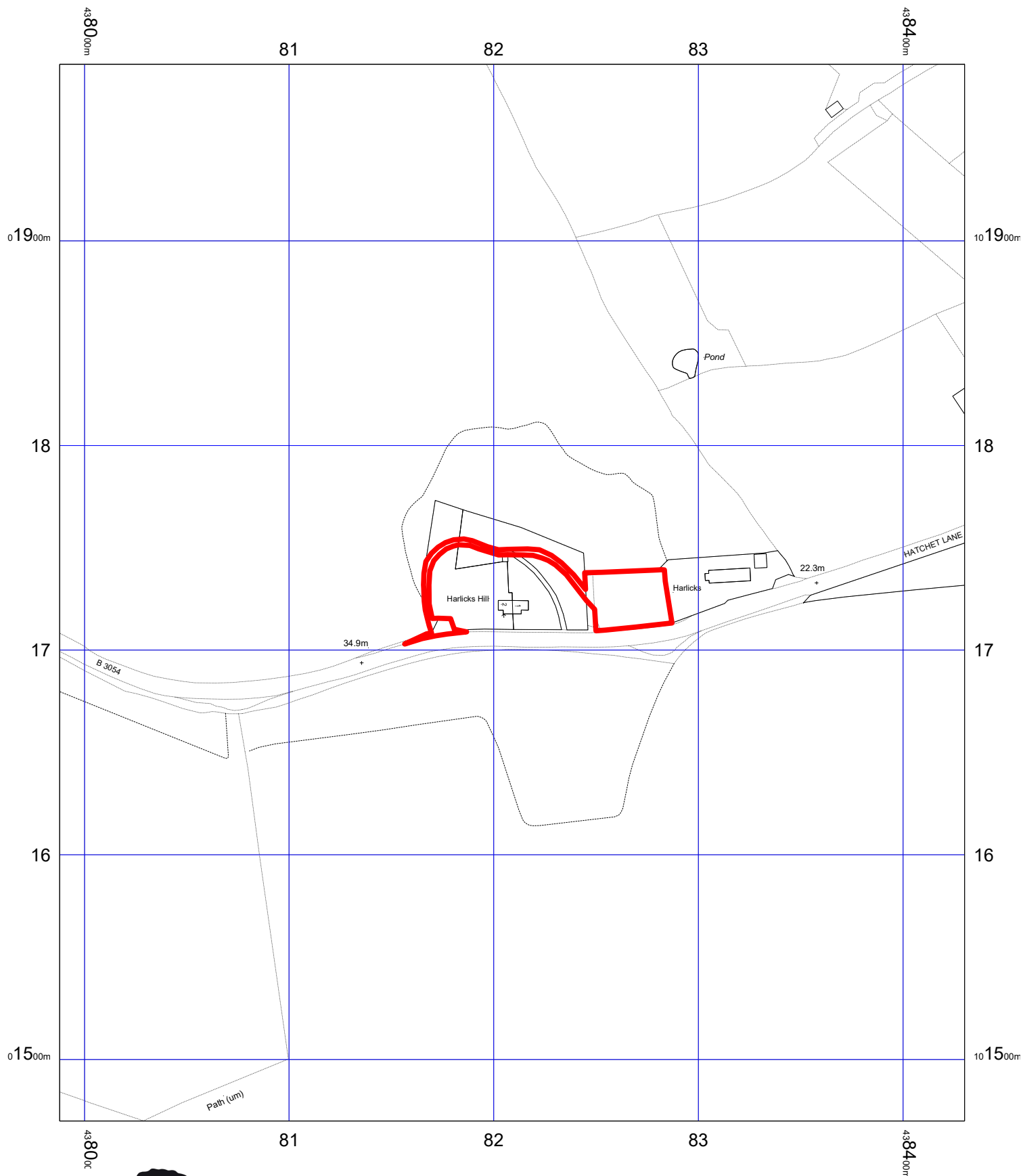
- 11.10 In conclusion, there is a strong and overriding policy objection to a new, unrestricted dwelling in this countryside location within the National Park and together with the loss of trees affecting the public amenity of the area, the application is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 New residential development is only permitted in the National Park within the four defined villages, the exceptions being affordable housing for local needs and new dwellings required in connection with agriculture or forestry. The justification advanced by the applicant to support an isolated, unrestricted new dwelling in this area of open countryside (relocating an earlier consent) is not accepted by the Authority. The proposal is therefore contrary to policy CP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework 2018 (paragraph 79).
- 2 The introduction of a new dwelling in this isolated countryside location neither conserves nor enhances the landscape and scenic beauty of the National Park and is therefore contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework 2018 (paragraph 172).
- 3 The proposed development would result in the loss of a significant number of trees (currently protected by a Tree Preservation Order), and could also lead to the future loss of other trees, all of which have a high public amenity value, which would be to the detriment of the site and the wider area. The proposal would therefore be contrary to policies CP2 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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