

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- Sway recommended refusal for the previous applications (which was withdrawn) due to concerns over siting, the impact upon Sway Tower and commercial use.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.

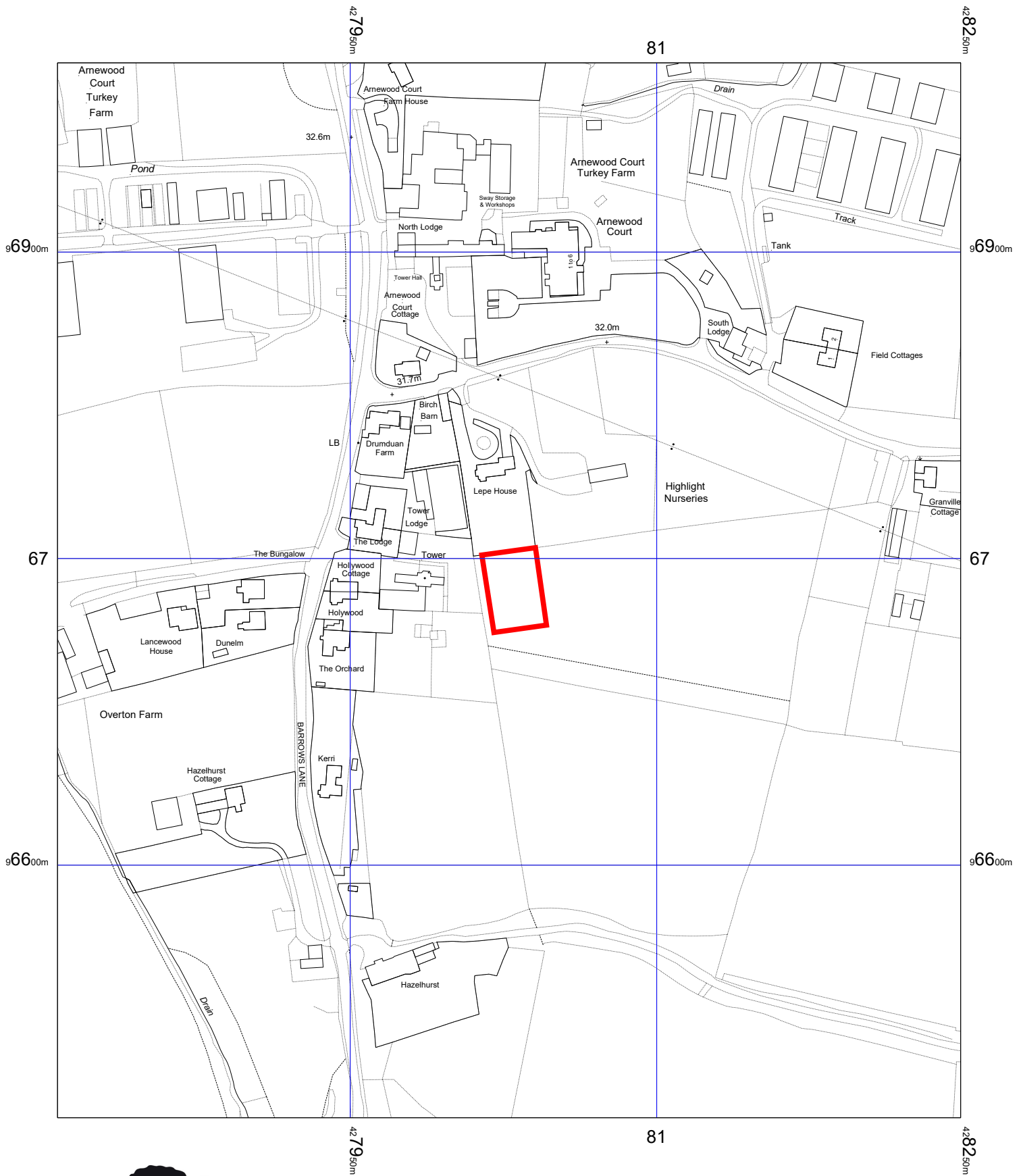
No development shall take place unless these details have been approved and then only in accordance with those details.

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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