

Application No: 18/00498/FULL Full Application

Site: Burley Yard, Land Adjacent To Burley Depot, Lyndhurst Road, Burley , BH24 4HS

Proposal: Use of building as a base for PEDALL New Forest Inclusive Cycling for storage and maintenance of adapted cycles; including siting of disabled WC pod; hardstanding

Applicant: Mrs D Nesityif, Friends of PEDALL

Case Officer: Katie McIntyre

Parish: BURLEY

1. REASON FOR COMMITTEE CONSIDERATION

The applicant (PEDALL) is a partnership project funded by the Big Lottery Fund and supported by the Authority

2. DEVELOPMENT PLAN DESIGNATION

Ramsar Site
Special Area of Conservation
Special Protection Area
Site of Special Scientific Interest

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP1 Nature Conservation Sites of International Importance
CP2 The Natural Environment
DP6 Design Principles
CP8 Local Distinctiveness
DP19 Re-use of Buildings outside the Defined Villages

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment
Sec 12 - Achieving well-designed places

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Burley Parish Council: Recommend permission but are happy to accept the decision reached by the NFNPA's Officers under their delegated powers:

A worthy and appropriate new use for an otherwise redundant building. The unit concerned would appear to be now otherwise only suitable for very limited uses in this location remote from the village.

8. CONSULTEES

8.1 Natural England: No objection to the amended plans subject to conditions

8.2 Ecologist: No objection subject to conditions

9. REPRESENTATIONS

- 9.1 One representation of objection received:
- Permission would be in contravention of the Forestry/Crown Bye Laws.
 - Cycling is not allowed on the Crown Lands.
 - Tranquillity of the forest would be further destroyed by tourists/visitors.

10. RELEVANT HISTORY

10.1 Deer larder (03/79869) - raise no objection 8 January 2004

10.2 Workshop and store (89/41179) approved on 18 April 1989

11. ASSESSMENT

11.1 The application site relates to a single-storey timber building which formed part of the former deer larder but is now used by the Forestry Commission as storage. The information submitted with the application states that the building is surplus to the Forestry Commission's requirements. There is an additional larger building to the north of the site and the Forestry Commission depot / yard to the east. The site is accessed via an existing gravel track which also forms part of the cycling network. The site is designated as SSSI, SPA, SAC and Ramsar.

11.2 This application proposes to re-use the building for the base of PEDALL, which is a wellbeing project which offers people who would not normally be able to access the New Forest the opportunity to cycle on the New Forest tracks. They currently operate out of a van which drives and delivers adapted cycles to various sites within the New Forest. No changes would be required to the external appearance of the building in order to facilitate this use. A disabled WC pod is proposed as well as alterations to the existing hardstanding. The relevant issues to

consider are:

- Whether the principle of the development would comply with Policy DP19;
- The impact upon the character and appearance of the area; and
- Any ecological implications.

11.3 Policy DP19 states that the re-use of buildings outside of the defined New Forest villages will be permitted subject to a number of criteria which includes that the building is appropriate in scale and appearance to its location and is capable of conversion without significant extension or detriment to itself or its surroundings. Furthermore, in the case of agricultural or forestry buildings, it must be genuinely redundant in its existing use. The existing building at the site is considered to be appropriate in its appearance being clad in timber and being of a modest and simple design characteristic of many rural buildings within the forest. It would not be necessary to extend or alter the appearance of the building in order to utilise the building for PEDALL's base, albeit a disabled toilet would be provided to the side of the building, this would however also be modest in scale.

11.4 The existing area of hardstanding at the site would be repaired and altered slightly in order to allow for a ramp to be installed, however the net area of hardstanding would be the same as that currently in situ. Information has also been submitted with the application stating that the building is redundant for forestry purposes. It is therefore considered that the proposal would comply with Policy DP19. The proposal would also accord with the second purpose of the National Park promoting opportunities for the understanding and enjoyment of the special qualities of the national park by the public. PEDALL allows the opportunity for those who would not normally be able to access the forest the opportunity to utilise the cycle network as they have a range of adapted cycles that can be used by people with physical, mental and social challenges. A permanent base for PEDALL would assist in ensuring the future sustainability of the project.

11.5 With regards to the visual impact of the proposal, it is considered this would be minimal given the limited works required in order to utilise the building as PEDALL's base, and the historic use of the site by the Forestry Commission.

11.6 The building is sited in a sensitive location and as such has implications for the internationally and nationally designated nature conservation sites as well as activity in the wider area. Amended plans have been received during the course of the application addressing the original concerns raised by Natural England with regards to the potential for loss of the designated site due to the area of hardstanding proposed. The amendments which have been received now clearly demonstrate that the

proposal would not result in a net loss of designated site as the area of hard standing would be no larger than that already in situ. As such no objections have been raised by Natural England subject to a condition requiring a Construction Environmental Management Plan (CEMP) to be submitted for approval. In terms of activity, the yard has a long history of large and small vehicle movements and associated human activity. The activity would utilise the existing cycle network at Burley Inclosure and it would not necessitate any new infrastructure or extension of the cycle network. Similarly, the area surrounding the building has little potential to host protected species or form part of any ecological network due to its isolation, recent origin, condition and scale and as such protected species surveys are not considered to be necessary in this case. A condition however would be required to ensure that appropriate steps are taken to avoid harm during construction. For these reasons, no objections have been received from the Authority's Ecologist. It is therefore considered the proposal would comply with Policies CP1 and CP2.

- 11.7 In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would not have an adverse effect on the European Sites.
- 11.8 To conclude, for the above reasons it is recommended permission is granted subject to appropriate conditions.

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 numbers: PEDALL Plan 1250/a, PEDALL Plan 500/a and P625/2. 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 until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the National Park Authority.

The CEMP shall include:

Details of a compound to be provided for the storage of materials, machinery/equipment, waste materials and spoil;
Details of pollution control and waste disposal; and
Measures for ecological mitigation in relation to nesting birds and reptiles.

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

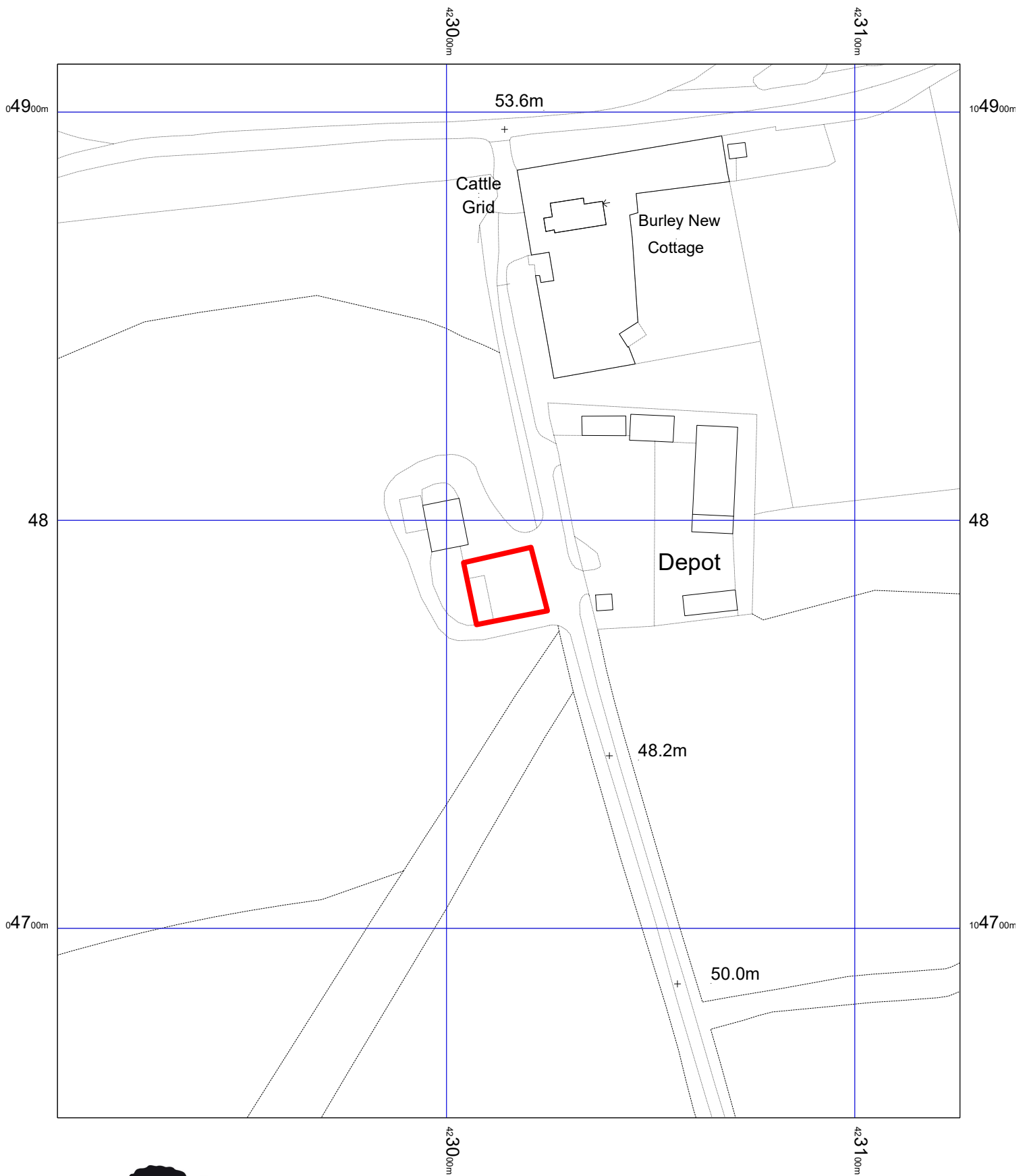
Reason: In the interests of protecting the sites of international ecological importance and the New Forest Site of Special Scientific Interest in accordance with Policies CP1 and CP2 the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall take place until exact details of the disabled WC Pod, including its external finish, have been submitted to and agreed in writing by the 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).

- 5 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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