

Application No: 18/00383/FULL Full Application

Site: Land Opposite Gates Of Brockenhurst, Sway Road, Brockenhurst, SO42 7SH

Proposal: Continued temporary use of land for the parking of cars and vehicles.

Applicant: Gates Engineering Ltd, Gates Engineering Ltd

Case Officer: Carly Cochrane

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
 CP8 Local Distinctiveness
 CP9 Defined Villages
 CP14 Business and Employment Development
 DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Building a strong, competitive economy
 Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal. Object to this application. Given the extension of the car park on the main garage site we question the need for ongoing temporary use of this land for car parking. Further concerned that its continued use for this purpose compromises the local street scene and is out of character for a rural village. In particular, strongly

object to the erection of a high close boarded fence which will be of significant visual detriment to the character and appearance of the area. Finally, it is considered that there is cumulative impact on road safety with vehicle movements on both sides of the road.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Four letters of representation have been received, in objection to the proposal; two letters are from the same property. The comments raised are summarised as follows:

- Object to the 1.8 metre high fence along Sway Road- unnecessary and would constitute urbanisation of the area.
- Existing low hedge is more in-keeping with the area, and would not ruin the visual impact further.
- Immediate area (Meadens Garage and Gates Garage) appears more like an industrial estate; all greenery and forest features have been removed; no attempt has been made to design the area as part of the New Forest.
- Whilst the fence would hide the cars within the site, the fence would be unsightly in itself.
- Planning applications since 1959 for the use of the site for car parking in connection with Sway Road Garage have been refused. To approve the use of the site for the next two years, even as a temporary measure, would be a serious volta-face of policy and would constitute a change of use of the land. Unlike the main Meadens site, there is no historical or legitimate connection with the motor trade, and any prior use has been unauthorised.
- Likely increase of vehicles accessing the site which will add to congestion and be a risk to road users.
- Already a consent for the parking and storage of motor cars awaiting sale in association with Sway Road Garage (NFDC/87/36523)- this could be used instead as originally intended and mitigate the need for Meadens employees to congest limited local street parking.
- No provision was made for employee parking under 17/01037.

10. RELEVANT HISTORY

10.1 Erection of dwelling, garage & create new access (Variation of condition on planning permission 74014 to allow a further 3 years for commencement of the permission) (06/90446) Refused 20 September 2006

10.2 Erection of dwelling, garage and create new access (02/74014) Granted 21 March 2002

10.3 Temporary change of use for private car park (NFDC/94/54758) Refused 26 August 1994

- 10.4 Erect petrol filling station with access (NFDC/93/51776) Granted 27 August 1993
- At adjacent sites:
- 10.5 Formalisation of car park; alterations to access; associated landscaping (17/01037) Granted 20 February 2018
- 10.6 Installation of 1no. non-illuminated Skoda projecting flag sign mounted on 3.7 metre high pole (Application for Advertisement Consent) Granted 30 January 2018
- 10.7 Use of land adjacent to station forecourt for display and sale of cars, associated screen wall and fencing (06/90020) Refuse 26 May 2006. Appeal against refusal dismissed 07 December 2006
- 10.8 Use land alongside of filling station forecourt for display and sale of cars; associated screen wall and fencing (06/86921) Refuse 06 March 2006
- 10.9 Use of land as carpark for motor vehicles awaiting sale (NFDC/87/36523) Granted 28 January 1988

11. ASSESSMENT

- 11.1 The application site is located to the western side of Sway Road, within the Defined Village boundary. The site is located opposite Meadens Garage, and Meadens currently occupy the application site. The site is currently enclosed by a high close boarded fence along the western, southern and northern boundaries, with a low post and rail fence along the eastern boundary adjacent to Sway Road. The site is flat and partially laid with gravel, and has been used (without planning permission) for the storage of vehicles and staff parking in connection with the car sales at the main Meadens located opposite for a significant period.
- 11.2 This application seeks planning permission to formalise the use of the site for the parking and storage of vehicles for a temporary period of 2 years, or until the redevelopment of Meadens approved under 17/01037 has been completed, whichever is the sooner. It is estimated that there would be a maximum of 35 vehicles at the site at one time, with 25 vehicles being stored and 10 parking spaces for staff parking (an average of 25 vehicles at one time is predicted). It was originally proposed that the post and rail fencing along the Sway Road elevation would be replaced by a 1.8 metre high close boarded fence in order to screen the vehicles parked within the site, however, this was not considered appropriate and the agent has agreed that the post and rail fence would remain. As such, it is the application for the use of land which is for determination and the description of development has been amended accordingly.

- 11.3 The nearest residential properties are located to the rear of the site, at Blandford Lodge, and to the south west along The Rise. The proposal would result in a maximum of 35 vehicles being on the site, which is not dissimilar to the current situation. As the site would be used for staff parking, there would be daily comings and goings; the storage element should not result in any significant levels of noise being generated. As such, it is not considered that the use of the site for a temporary period would result in any significantly harmful impact upon neighbouring amenity.
- 11.4 As there would be no change to the boundary treatment, the appearance of the site would not change from its current state. The visual impact of the vehicles is not one which is desirable, however, on the basis that the proposed use would be for a temporary period, and considering the surrounding land uses, it is not considered that the proposal would result in any significant harm to the character or appearance of the area.
- 11.5 It has been raised within the letters of representation received that the site has a history of refused applications, both for permanent and temporary developments. Specifically, application reference NFDC/94/54758 for the temporary change of use of the land for a private car park was refused on the basis that the appearance of the site would significantly detract from the character of the area. It would be reasonable to comment that the character of this section of Sway Road has altered, and the use of the surrounding land has intensified, in the 24 years since the 1994 application.
- 11.6 In addition, and as with the planning permission granted under 17/01037 for the redevelopment of the Meadens sales site, this proposal is considered to present an opportunity to bring the site back within the control of the Authority through the use of appropriate and necessary planning conditions, being the requirement for the use of the land for the storage and parking of vehicles to cease upon the expiry of 2 years, or the completion of the Meadens development, whichever is the sooner; and also restricting the use of the site during the maximum 2 year time period for use as storage and staff parking only, and not for the sale of vehicles. It is understood that upon the cessation of the use by Meadens, the extant permission for a new dwelling (02/74014) would be completed.
- 11.7 Overall then, whilst it is acknowledged that this type of development is not normally encouraged within the National Park, it is considered that in this particular instance the proposed temporary use is justified to secure the implementation of the approved scheme for the main site which on completion will result in an overall improvement to the character and appearance of the surrounding area. It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP17, CP8, CP9 and CP14 of the Core Strategy.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 Development shall only be carried out in accordance with

Drg No: 4380/18 Rev A dated 08.08.18

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.

- 2 The use of the land as approved shall cease on 21 August 2020, or upon completion of the development of the opposite site under 17/01037, whichever is the sooner.

Reason: The long term use of the land as such would harm the character and appearance of the area contrary to policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 The site shall be limited to a maximum of 35 vehicles, and shall only be used for the storage of vehicles and staff parking.

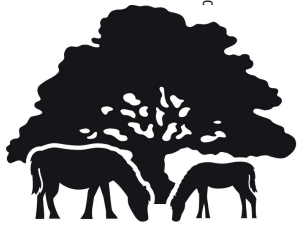
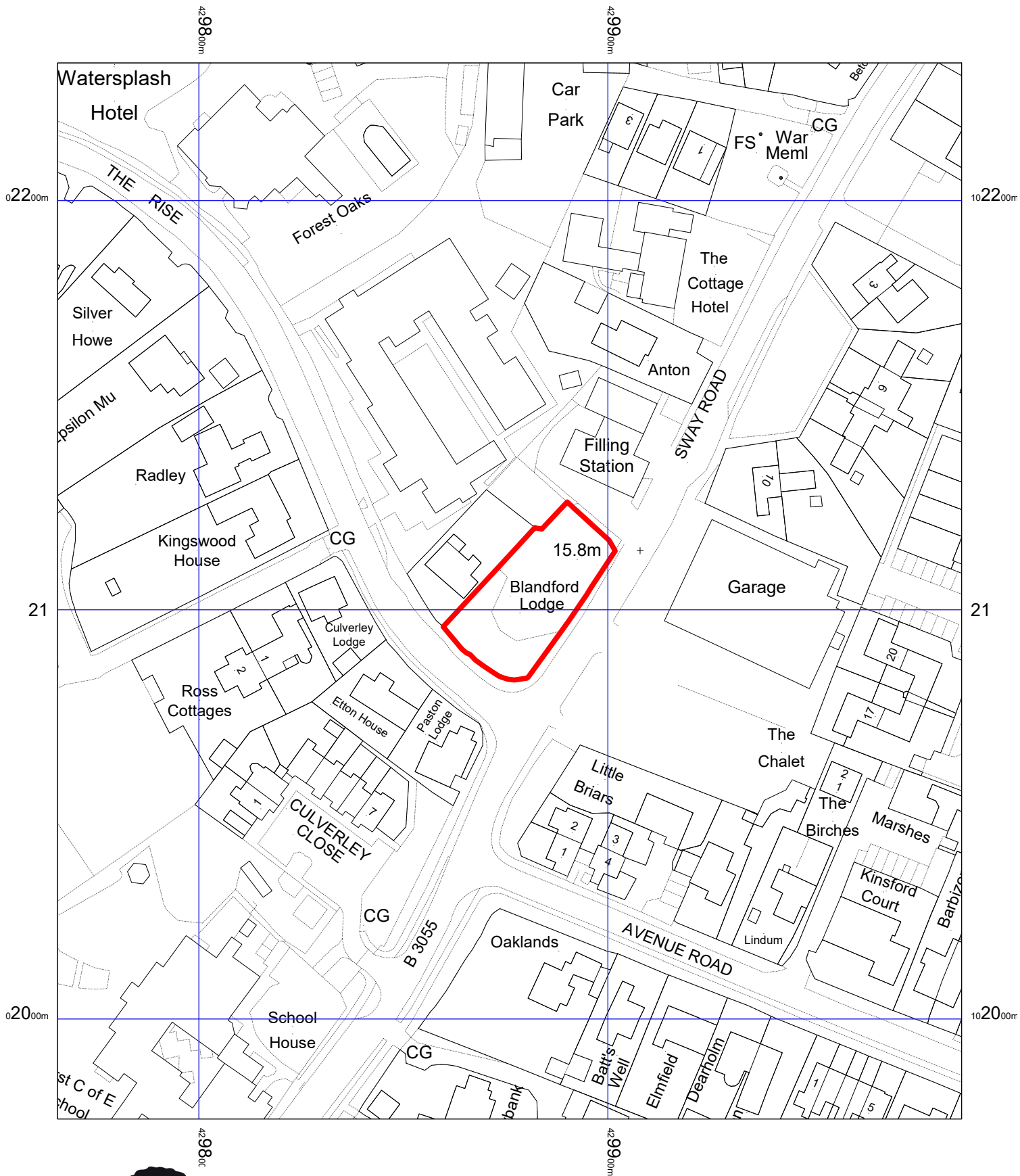
Reason: In the interest of the amenities of the area in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No additional hardstanding shall be laid or alterations to the boundary treatment shall be carried out.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policies CP8 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 recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.



NEW FOREST
NATIONAL PARK

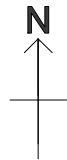
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 31/07/2018

Ref: 18/00383/FULL

Scale: 1:1250



© Crown copyright and database rights 2018 Ordnance Survey 100014703