

Application No: 18/00239/VAR Variation / Removal of Condition

Site: Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst, SO43 7HE

Proposal: Application to vary Condition 1 of planning permission 17/00131 to allow the siting of 6 storage containers for a further temporary period of 12 months

Applicant: Mr I Strubbe, Brook Enterprises Ltd

Case Officer: Carly Cochrane

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from immediate family of a Member

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP14 Business and Employment Development
CP15 Existing Employment Sites
DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
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: None received

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

- 10.1 Application to vary condition 2 of planning permission 16/00367 to allow an amendment to the building position (17/01018) granted 23 January 2018
- 10.2 Office building; timber clad store (Application for a Non Material Amendment to planning permission 16/00367) (17/00576) Raise No Objection 27 July 2017
- 10.3 Stationing of 6 storage containers for office use (B1 class) for a temporary period of 12 months (17/00131) temporary consent granted 18 April 2017
- 10.4 Office building; timber clad store (Application for a Non Material Amendment to planning permission 16/00367) (16/00913) Raise No Objection 08 November 2016
- 10.5 Office building; timber clad store (16/00367) granted permission on 20 September 2016

11. ASSESSMENT

- 11.1 Members will recall this application from committee in April last year, when permission was granted for the temporary siting of 6 storage containers to be used for office accommodation within the area of car park immediately to the front of the golf clubhouse at Bramshaw Golf Club. This permission was implemented, and the containers are in-situ. The containers are double-stacked in 3 groups, with a temporary external staircase providing access to the top units. The individual units measure 13m², with a height of approximately 2 metres.
- 11.2 To recap, the wider application site comprises Bramshaw Golf Club and The Bell Inn, owned by Brook Enterprises Ltd, located to the north of the B3079 and incorporating the parking area and ancillary area and buildings within the green keeper's yard to the east of the clubhouse and public house. The site lies within the Forest Central (North) Conservation Area, and The Bell Inn, and neighbouring properties of Little Popes Cottage and Popes Cottage are Grade II Listed Buildings.
- 11.3 The temporary offices are required following the grant of planning permission in September 2016 for a new office building and store

within the area to the rear of the green keeper's yard, to the east of the site. The offices were previously based at Warren Farm, and, until such time when the approved office building is completed, there is no other scope for offices of the scale required at the site.

- 11.4 This application seeks to vary condition 1 of planning permission reference 17/00131, which stated that the containers had to be removed on or before 18 April 2018, to allow the siting of the containers for a further temporary period of 12 months, or until such time that the approved office building is first occupied, whichever is sooner. This additional period is required due to unforeseen constraints at the site, namely a large concrete plinth which was uncovered during excavation, which resulted in the need to alter the siting of the office building, thereby delaying construction.
- 11.5 The considerations are identical to those assessed previously. The temporary offices are visible within the conservation area by virtue of their location, however on the basis that they would be sited for a temporary period (albeit an extended one), and that the trees surrounding the site would provide screening for a proportion of the period, it is not considered that the proposal would result in any significant adverse impact upon the character or appearance of the conservation area, or upon the setting of the listed building of The Bell Inn in the long term.
- 11.6 Further, the proposal relates to a permission which has been granted in compliance with policies which support business and employment development within the National Park. The location of the units is such that it would not interfere with the construction of the permanent office building, which in itself was considered to be in a sustainable location, close to the main business. The area upon which the units are located provide 13 reserved car parking spaces, and it is clear that this has not resulted in the parking being displaced onto the highway or upon the SSSI. Overall, the proposal would facilitate the continued operation of the business during the construction of the new office building.
- 11.7 It is therefore recommended that temporary permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP17, CP14, CP15 and CP8 of the Core Strategy.

12. RECOMMENDATION

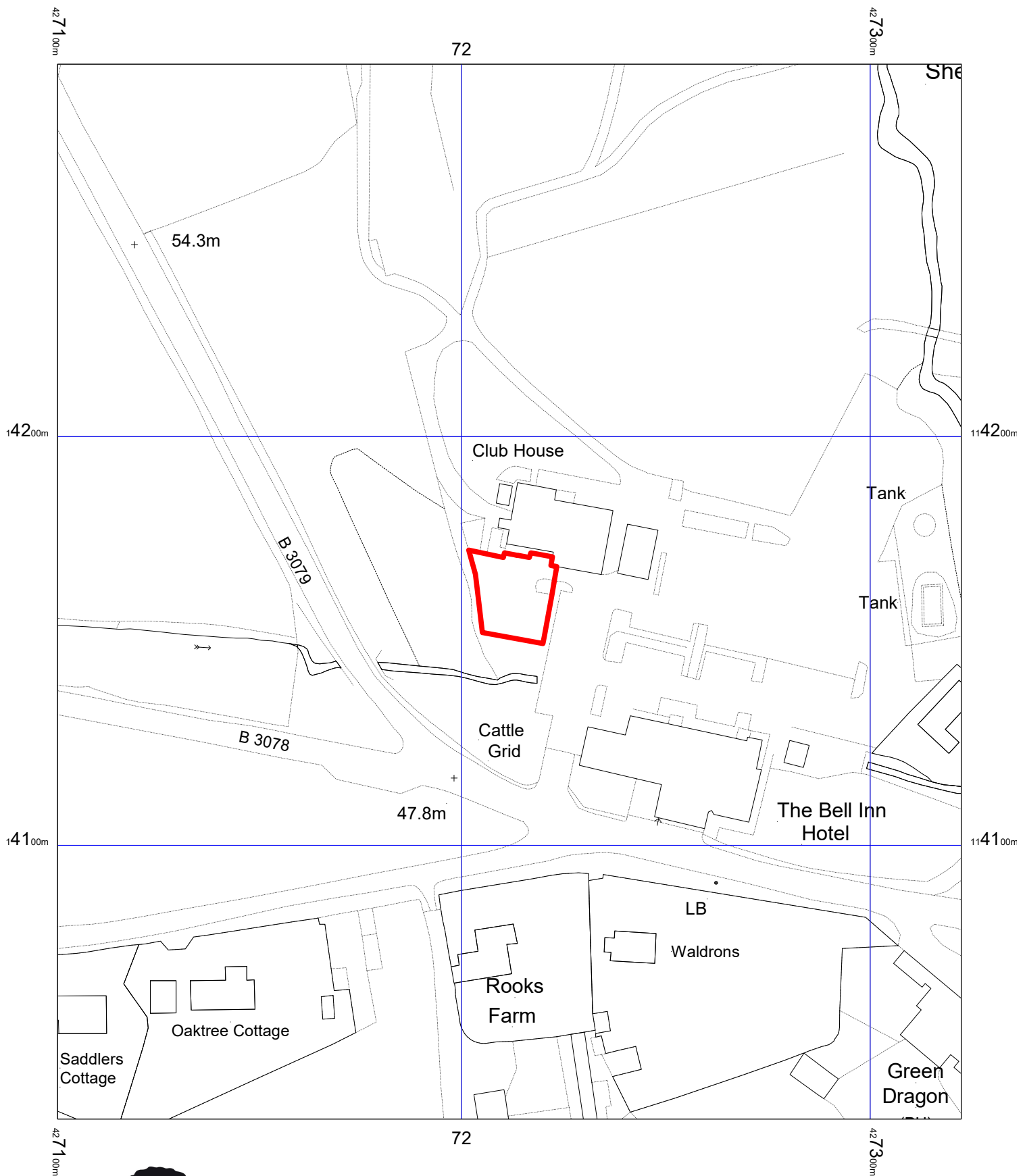
Grant Temporary Permission

Condition(s)

- 1 The structures hereby approved shall be removed from the site on 15 May 2019, or upon first occupation of the approved office

building, whichever is the sooner, and the land restored to its former condition.

Reason: The long term retention of the structures would harm the character and appearance of the conservation area and setting of the listed building contrary to policies CP2 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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