

**Application No: 18/00654/FULL Full Application**

**Site:** Skymers, Stoney Cross Plain Road, Newtown, Minstead, Lyndhurst, SO43 7GF

**Proposal:** Stables; hardstanding

**Applicant:** Mrs C Bruce

**Case Officer:** Ann Braid

**Parish:** MINSTEAD

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Town Council View.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
CP8 Local Distinctiveness  
DP22 Field Shelters and Stables

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Guidelines for Horse Related Development SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 16 - Conserving and enhancing the historic environment  
Sec 12 - Achieving well-designed places  
Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Minstead Parish Council: Recommend refusal. Comments:

- no mention of provision of muck heap;

- absence of report from Tree Officer;
- its close proximity to neighbouring property.

## **8. CONSULTEEES**

8.1 Tree Officer: No objection.

## **9. REPRESENTATIONS**

9.1 None received

## **10. RELEVANT HISTORY**

10.1 Single storey side, front and rear extension; two storey side extension; outbuilding; porch; entrance gates (16/00662) granted on 18 October 2016

## **11. ASSESSMENT**

11.1 Skymers is a locally listed house sited within the Forest Central (South) Conservation Area and surrounded by open forest. The property is accessed via a gravel track which serves several residential properties. Neighbouring properties are situated to the immediate north of the house at Skymers and there is another neighbour to the east, situated on lower land. Land associated with the property lies to the east of the domestic garden, and slopes down from the house. The land comprises grazing, and there is a tennis court located to the south. Along the northern boundary are mature trees, and there is a field gate onto the gravel track which, together with the verges, is designated as SSSI.

11.2 The application seeks planning permission for a block of stables, comprising three stables and a store, built as two buildings each measuring 6.5 metres by 3 metres. These two buildings would face each other, four metres apart, and would be linked by a roof which would provide 16 additional square metres of covered space. The ridge height would be 3 metres. Access to the building would be via the existing field gate and the building would be located 15 metres south of the boundary.

11.3 The issues to assess are the impact of the proposed building on the character and appearance of the Conservation Area locality, its impact on trees which are growing in close proximity, as well as any adverse impacts on neighbouring amenity.

11.4 The key policy against which this application is to be assessed is Policy DP22 of the Core Strategy and Development Management Policies DPD (2010). This policy supports proposals for stables where they would be sensitively sited and unobtrusive in the landscape, simple in appearance and modest in scale and

constructed in appropriate materials. Stables should be located close to existing buildings. The adopted Guidelines for Horse-Related Development SPD amplifies this policy, advising that generally new buildings should be related to existing features and respect the lie of the land. Elevated or skyline sites should be avoided. The use of earth mounding and cutting into the ground should also be avoided unless it merges with the landscape. Furthermore, wherever possible existing field gates should be utilised to gain access to stables and paddocks to avoid hedgerow removal, making use of existing access arrangements.

- 11.5 The proposed building would be timber with a black onduline roof. Although the site slopes, the specific location chosen for the stable is an area which is gently sloping and, as shown on the section plan, there would be no need for an excessive amount of cut-and-fill. The building would be located on a concrete slab and the existing access to the field gate would remain unchanged. The stable building would not be excessively large, providing 39m<sup>2</sup> of enclosed space, and a total covered area of 58m<sup>2</sup>. The policy states that stables should be sited close to existing buildings and, although there are no other buildings nearby which are in the ownership of Skymers, the location has been chosen to avoid excessive visual impact on the landscape, being close to the existing boundary with a backdrop of mature trees. The chosen location would be 33.5 metres away from Little Skymers and there is an existing outbuilding on the Little Skymers site which would be between the house and the proposed new building. Overall it is considered that the proposal would comply with Policies DP22 and DP1.
- 11.6 Also, with regard to neighbouring amenity, the Parish Council has objected to the proposal on the grounds that there is no provision made for a muck heap. In response to this, the agent has confirmed that it is not intended to increase the number of horses on the land, and the existing muck heap next to the field gate will be retained. On the basis that there would be no intensification of numbers of animals on the land, an objection on these grounds alone could not be sustained. Overall, Policy DP1 is complied with as there would be no adverse impact on neighbouring amenity.
- 11.7 The Parish is also concerned about the lack of a submitted Tree Report. There are mature trees on the site and in the locality. The stable block is shown to be in relatively close proximity to several mature trees. Although the location is not desirable in terms of the relationship with the trees (which are protected by virtue of their location within the Conservation Area), provided the development is outside the root protection areas of the trees construction of the building would not have an adverse impact on their health or amenity. There is therefore no conflict with Policy CP2 which seeks to protect features of the natural environment.
- 11.8 The site for the stable is adjacent to the New Forest SSSI. A condition for the storage of machinery and materials within the

site is necessary, and the submitted construction management statement indicates the agreement of the applicant to comply with this. Although the access is currently overgrown there is an existing access to the property and no changes are proposed.

## **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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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).

- 3 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 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).

- 5 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance and building works in accordance with the recommendations as set out in BS5837:2012.

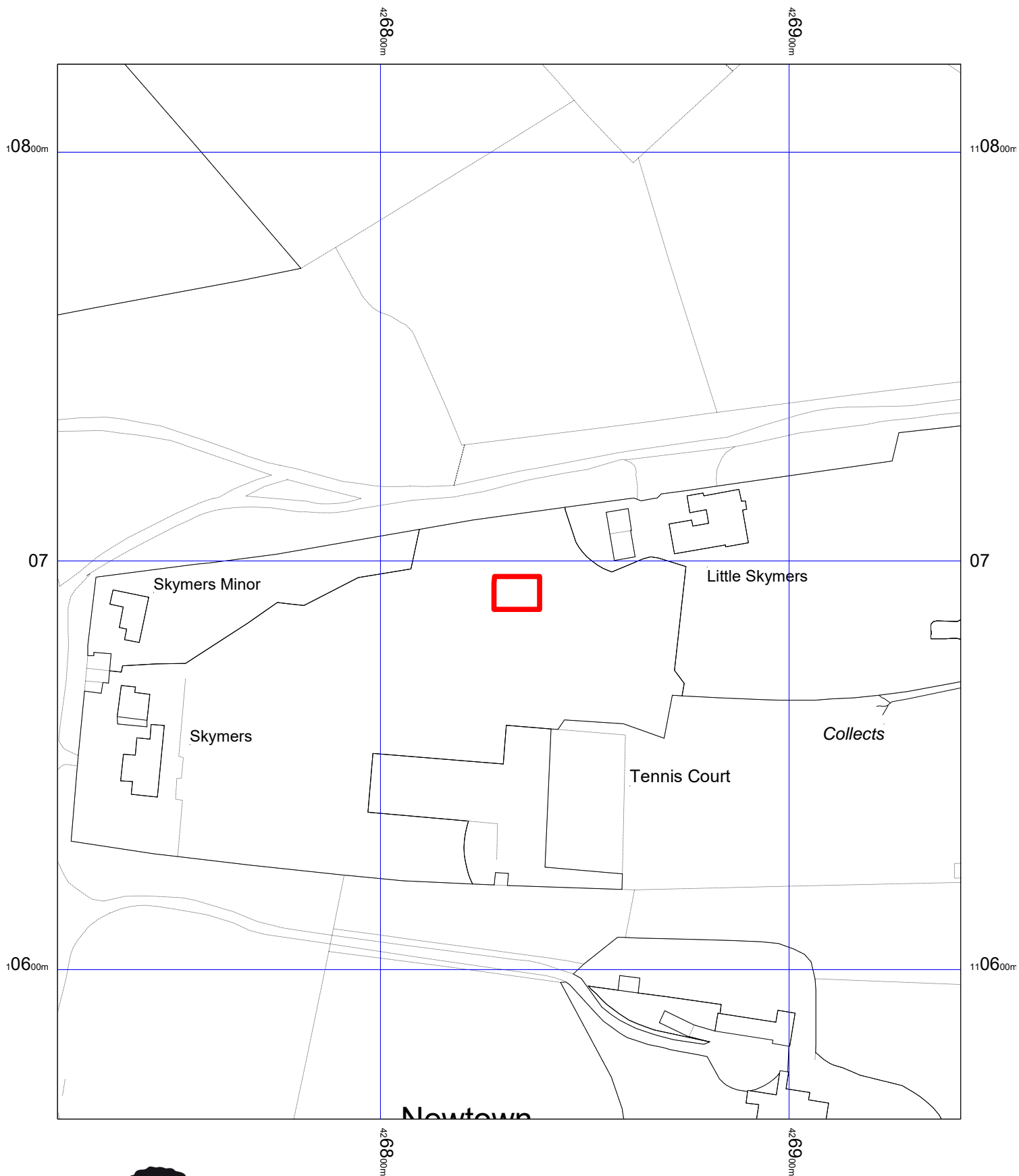
Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site, in accordance with the submitted construction management statement, unless otherwise agreed in writing by the local planning authority.

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

- 7 Development shall only be carried out in accordance with drawing numbers: 6/LDCB/18/A and BRUCE, C JUL-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 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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