

**Application No: 18/00704/FULL Full Application**

**Site:** Land At Former Arnewood Turkey Farm, Barrows Lane, Sway, Lymington, SO41 6DD

**Proposal:** Replacement building (Plot E) for B8 use; insertion of rooflights and first floor window to Unit A

**Applicant:** Mr J Wallrock, DMG Retirement Trust

**Case Officer:** Clare Ings

**Parish:** SWAY

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
CP14 Business and Employment Development  
CP15 Existing Employment Sites  
DP1 General Development Principles  
DP6 Design Principles  
DP16 Redevelopment of Existing Employment Sites

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Sway Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 6 - Building a strong, competitive economy  
Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Sway Parish Council: Recommend refusal. A summary of the Parish Council's comments are provided below (the full statement can be viewed on the Authority's web site):

- This is the fifth recent application for the site leading to concerns that the site is being extended beyond what might be locally sustainable.
- Concerned that a first floor is being added at this time - no previous reference to this.
- The site is adjacent to a Conservation Area, close to a Grade II\* listed building, on a narrow lane with existing traffic issues; and appears, in many ways, to increase intensification.
- The change from fish-rearing to office use will be an intensification which is inappropriate.
- The applicants state that there will be no additional employment which is a disappointment.
- Contrary to various policies of the Core Strategy - outside the defined village so in contravention of CP9 and CP14; the proposed development would contravene DP1 as inappropriate in terms of scale and form and adverse impact on traffic, and the potential for light pollution; fails to protect the built environment according to CP7; contravenes CP8 by eroding the Park's character; is of poor design so fails to meet DP6; risk to wildlife against CP2.
- Sway needs small dwellings and affordable housing and retail inside the defined village, and local employment; and this application provides precisely none of these, so is not supported by policy DP16.

## **8. CONSULTEES**

8.1 Highway Authority (HCC): No objection, subject to condition

## **9. REPRESENTATIONS**

9.1 One representation received objecting on the following grounds:

- The site is being overdeveloped for the area which is a narrow country road.
- Change to B8 use could lead to extensions of up to 200m without further planning permission.
- Change to B8 use could lead to a change to 500m of B1 use with further planning permission.
- Both B1 and B8 uses will lead to an increase in road traffic along an unsuitable route.
- If B8 the units could become a distribution centre leading to huge increases in traffic.
- Already adequate storage facilities on site opposite.
- Appearance of units is out of keeping in the area.

## **10. RELEVANT HISTORY**

- 10.1 Retention of three replacement buildings, polytunnel, access track, installation of waste treatment plant; change of use of building (Plot A) to storage use (B8) (18/00357) granted on 27 July 2018
- 10.2 Retention of external materials and alterations to 4no. existing buildings (18/00250) approved without conditions on 29 May 2018
- 10.3 Application for a Certificate of Lawful Development for continued use of buildings (Units A-CC1) as B8 storage (17/00519) certificate issued (lawful) on 13 November 2017
- 10.4 Application for a Certificate of Lawful Development for continued use of buildings (Plots A-F) for pet fish breeding, hatching and rearing (sui generis) (17/00520) certificate issued (lawful) on 13 November 2017

## **11. ASSESSMENT**

- 11.1 The former Arnewood Court Turkey Farm (the wider site) lies to the west of Barrows Lane. It comprises a collection of barns, sheds and polytunnels in a mix of materials and states of repair lying either side of a central spine road. There are also other areas of hardstanding, and a parking area with a below ground waste treatment plant adjacent to Barrows Lane. To the west, the buildings are mainly residential. The site lies opposite the Sway Tower Conservation Area, in which and lying close to the application site, are several listed buildings.
- 11.2 This current application relates to two of the buildings on the site: Unit A - this is used for Class B8 storage and has recently been clad with light grey coloured panels under a steel profile roof; and Plot E - this is a timber clad low rise building under a corrugated sheet roof and was used for fishing breeding and rearing (sui generis); it now has a very dilapidated appearance
- 11.3 The proposal is to rebuild the building on Plot E, maintaining its footprint and profile. It would be clad with cedar to the front and rear elevations, and colour steel profiled cladding on the side elevations with a steel corrugated sheet roof. It is also proposed to change the use of this building to B8 storage. The proposal also includes inserting a window and rooflights to Unit A.
- 11.4 The key considerations are:
  - Whether the proposal is considered to comply with the policies of the Core Strategy;
  - Whether the design would be appropriate, and would preserve the character and appearance of the adjoining conservation

- area;
  - The impact of the proposal on the adjoining highway in terms of additional traffic; and
  - The impact on the proposal on the amenities of adjoining dwellings.
- 11.5 As can be seen from Section 10 above, the wider site has been the subject of four recent applications which have formalised the various uses of the buildings at the site through Certificates of Lawful Existing Use which are either a Class B8 (storage) use or sui generis (in a class of its own, but which related to pet fish breeding, hatching and rearing), and also formalised the visual improvements made to the buildings. The two buildings the subject of this application formed part of these applications and therefore have an employment/ business use. In respect of the policies of the Core Strategy, it is considered that these would be complied with. The redevelopment of Plot E would retain existing employment on the site and would be akin to re-using the existing building, albeit in an improved state (Policies CP14 and CP15); there would be environmental benefits from redeveloping a dilapidated building, and there would be no increase in floorspace (Policy DP16). In addition, the replacement building would be appropriate to its surroundings in terms of scale, design and materials (Policy DP1).
- 11.6 The Parish Council has objected to the increase in floorspace as a result of the proposal for a window and rooflights for Unit A; however, the agent has advised that this building, the tallest on the site, has always had a first floor and in any event the insertion of a mezzanine for ancillary office use would not require planning permission. (It should be noted that none of the other buildings on the site have the capacity for a mezzanine floor.)
- 11.7 The design of the building for Plot E would be appropriate and would match a number of other buildings at the site. The use of cedar for the front and rear elevations would also echo the previous appearance which was of timber cladding. As the overall footprint, height and profile would remained unchanged, it is considered that the proposed design would be acceptable. The insertion of the window and rooflights to Unit A would also not affect the overall appearance of the building, especially as the rooflights are proposed in the elevation facing away from the road. It is therefore considered that the proposal would have a limited impact on the wider site and street scene, and therefore the impact on the character and appearance of the adjoining conservation area (a designated heritage asset), is likely to be neutral and therefore acceptable. The development is therefore considered to comply with Policies DP1 and CP7, and also Section 16 of the National Planning Policy Framework (NPPF).
- 11.8 Given the current employment use of the site, and the two buildings in question, this application is unlikely to significantly

increase the level of traffic travelling to and from the site, and there are no objections in terms of traffic and highway safety from the Highway Authority. However, that Authority does require details of the contractor's parking, construction traffic and deliveries during construction to avoid large vehicles blocking the road and entrance to the site. A Construction Management Plan is therefore requested, which can be secured by condition.

- 11.9 The buildings lie well within the wider site, and as no significant changes in respect of scale of the development would result, there is unlikely to be any significant impact on the amenities of nearby dwellings.
- 11.10 A neighbour has raised concerns over the future use of the site, especially the fact that changes and further development could take place without planning permission. It is therefore proposed to condition the application to ensure that the current uses are those which would remain at the site, unless express permission is sought from the National Park Authority.
- 11.11 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions. Permission is therefore recommended.

## **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 nos: 001, 21 and 22. 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 The external facing materials to be used in the development shall be as stated on the application form and Drwg No 21, unless otherwise agreed in writing by the New Forest National Park

Authority.

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).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no change of use otherwise approved by Class I of Part 3 or development otherwise approved by Class H of Part 7 of Schedule 2 to the Order shall be carried out without express planning permission first having been granted.

Reason: To ensure the buildings remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply 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.

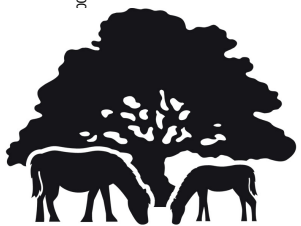
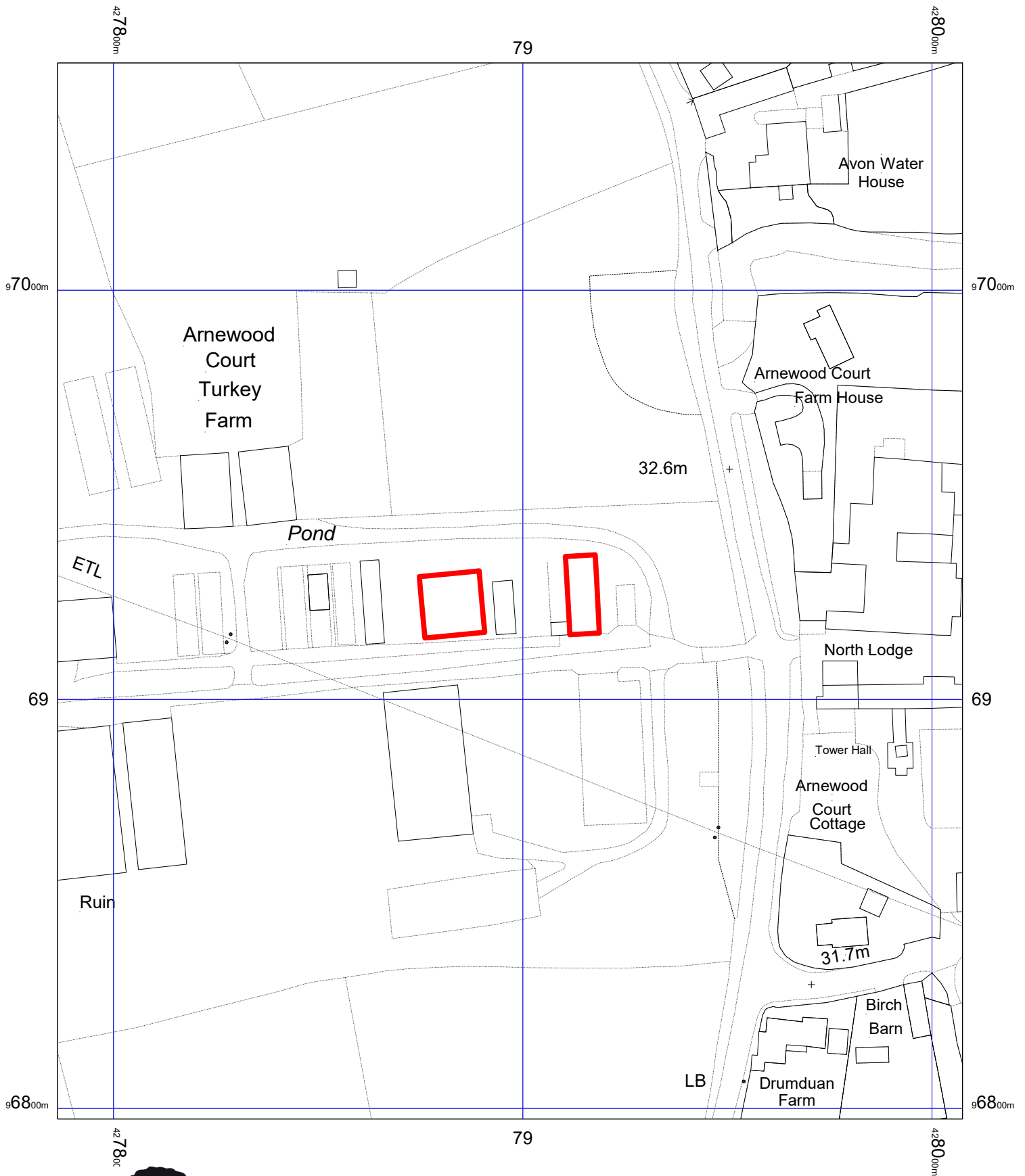
Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 No development in relation to Plot E shall commence until a Construction Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 7 The buildings, the subject of this permission, shall only be used for Be (storage) uses unless otherwise approved in writing by the National Park Authority.

Reason: To ensure the buildings remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST  
NATIONAL PARK

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