

Application No: 18/00825/FULL Full Application

Site: Land Rear Of Spring Cottage, St Johns Road, New Milton, BH25 5SA

Proposal: Retention of stables and hay barn; hardstanding

Applicant: Mr A Jones

Case Officer: Katie McIntyre

Parish: NEW MILTON

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

New Milton Town Council: Recommend refusal:

- Contrary to policy DP22 due to the increase in footprint
- Contrary to policy CP6. Members noted that there was no lighting included on the plans, but lights were on display during a site visit.

Negative impact on the rural landscape. Members raised concerns over the

retrospective nature and the fact the plans did not include any parking arrangement details.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 One representation of support received:
- With regards to the latest application there are no objections. It is understood a condition governing the control of external lighting is to be attached.

10. RELEVANT HISTORY

- 10.1 Manege; soakaway (18/00318) granted 28 June 2018.
- 10.2 Retention of existing stable block; hay loft extension; hardstanding (12/97522) granted 25 July 2012.

11. ASSESSMENT

- 11.1 The application site consists of a relatively level field which is accessed via an un-made track from St Johns Road. The access track is also a public right of way which is screened by hedging. Stables and a yard area previously existed at the site however these were destroyed in a fire. There is also a recently constructed manege which was granted consent earlier this year. This application seeks to replace the stables at the site and consists of a building serving three loose boxes and a separate hay store. Both buildings are already in situ and this application seeks consent for their retention.
- 11.2 The relevant issues to consider are;
- The impact upon the character and appearance of the area;
 - Whether the proposal would comply with policy DP22 and the adopted Horse Related Development SPD.
- 11.3 By way of background, the stables which were granted consent in 2012 had a footprint of circa 40m² and provided stabling for two horses and an attached hay store. It was noted in the Officer Report as part of the assessment in 2012 that the parcel of land would result in less than 0.5 hectares of grazing land per horse and as such this would suggest a more intensive use of the land. Notwithstanding this, it was concluded that, having regard to the nature of the site and the significant precedent for horse keeping within the locality, the change in character of the land arising from a change of use to horse keeping would not be at odds with the surrounding area and would not impact upon views from the wider countryside.

- 11.4 The stable block the subject of this application has a footprint of approximately 11m by 3.6m (4.6m including overhang) and a ridge height of 3m. It is constructed of timber with a corrugated roof and serves three loose boxes. A hay store has also been erected at the site and this has a footprint of 3.85m by 3.6m (4.6m including the overhang) and a ridge height of 3m. It has been constructed in the same materials as the stables. The stable is sited on a concrete apron. The stable block which has been constructed is of the same size as that which was previously granted at the site, however the circa 14m² provided within the detached hay store is additional floor space. The stables also now accommodate three horses rather than two as previously granted in 2012. Policy DP22 supports the provision of stables provided that they are sensitively sited be unobtrusive in the landscape, simple in appearance, modest in scale and constructed of appropriate materials. The Guidelines for Horse Related Development SPD also echoes these requirements.
- 11.5 It is considered that the stables are sensitively sited being located in a similar position to the previous stables at the site and close to the existing field access. Views of the buildings are available from the adjacent right of way, however, it is not considered they have any greater visual impact than the previous building which served the site having a simple appearance and utilising rural materials. It is recognised that there is less than the recommended 0.5 hectares of grazing land per a horse, however, having regard to the Officer assessment in 2012, as summarised in the above paragraph 11.3, the more intensive use of the land would not be at odds with the surrounding area and as such is considered to be acceptable in this instance.
- 11.6 External lighting had been installed at the site, however this has since been removed by the applicant and a condition is recommended restricting any further external lighting being installed at the site without the prior consent of the Authority. A condition restricting the use of the stables for private use only is also recommended. The Town Council have also raised a concern that the proposal does not include a plan for parking arrangements. The position of the stables is such that there is space for the parking of vehicles at the site to the side of the stables.
- 11.7 To conclude, subject to appropriate conditions, it is recommended that permission be granted for the development at the site.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 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.

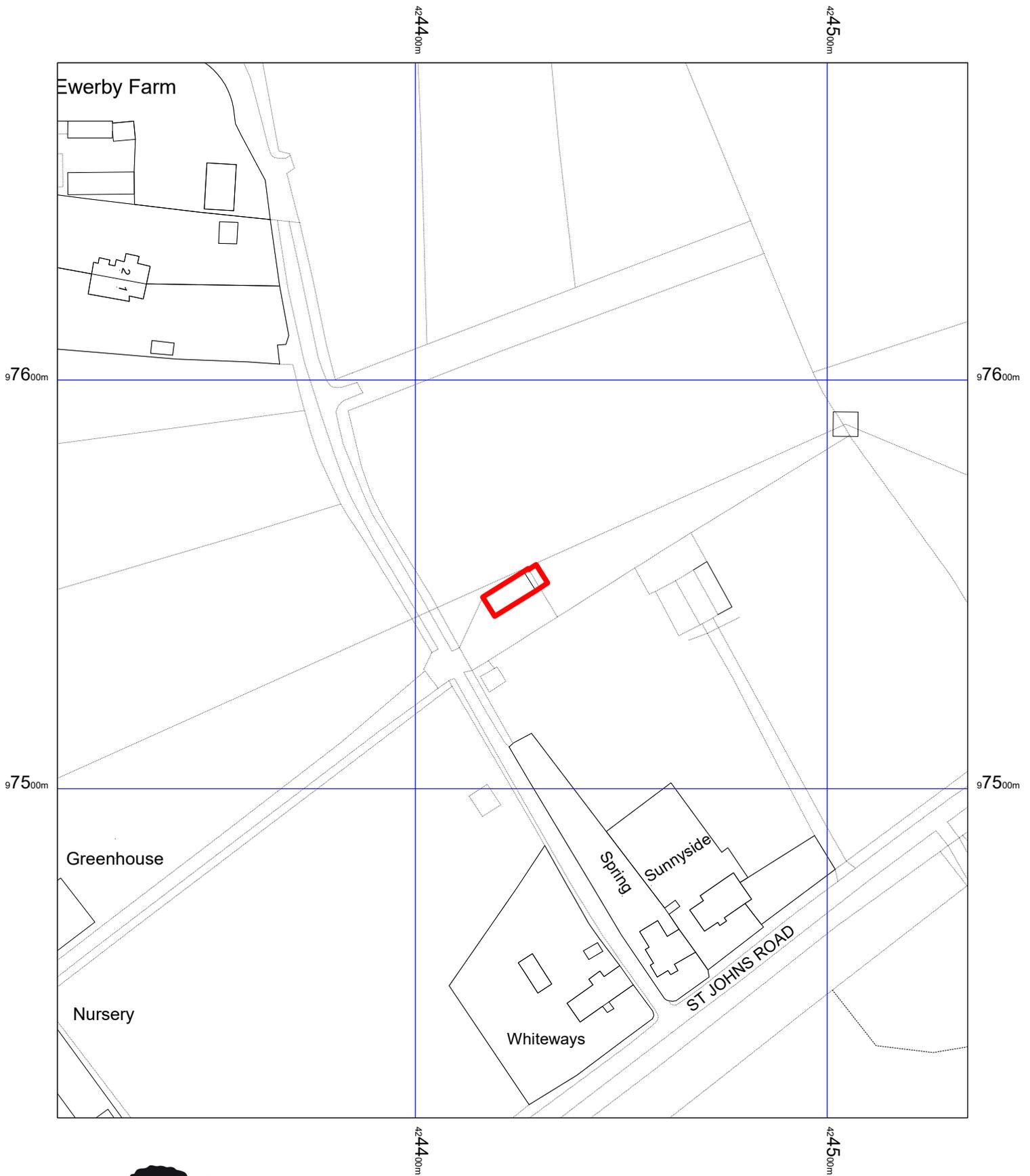
Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 2 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).

- 3 Development shall only be carried out in accordance with drawing nos: 427-18-1, 427-18-2, 427-18-3, 427-18-4, 427-18-5, 427-18-6. 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).



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Date: 05/12/2018

Ref: 18/00825/FULL

Scale: 1:1250

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