

Application No: 11/97046/FULL Full Application

Site: Land Adjacent To Yew Tree Cottage, Bull Lane, Minstead, Lyndhurst, SO43 7FS
Proposal: Stable and Store

Applicant: Mrs K Clarke

Case Officer: Laura Harry

Parish: MINSTEAD

1. **DISTRICT/BOROUGH:** New Forest District Council

2. **REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council View

3. **DEVELOPMENT PLAN DESIGNATION**

Conservation Area

4. **PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment
CP8 Local Distinctiveness
DP1 General Development Principles
DP22 Field Shelters and Stables

SUPPLEMENTARY PLANNING DOCUMENTS

Guidelines for Horse-Related Development SPD

NATIONAL PLANNING POLICY FRAMEWORK

Section 11 Conserving and enhancing the natural environment
Section 12 Conserving and enhancing the Historic Environment

5. **MEMBER COMMENTS**

None received

6. **PARISH COUNCIL COMMENTS**

Minstead Parish Council: Recommend Approval:

- Consider proposals to be in accord with BS5837

7. CONSULTEES

- 7.1 Tree Officer: Recommend Refusal: On the grounds of the loss or threat of loss of Oak trees which contribute a positive public amenity to the local environment.

8. REPRESENTATIONS

None

9. RELEVANT HISTORY:

None

10. ASSESSMENT

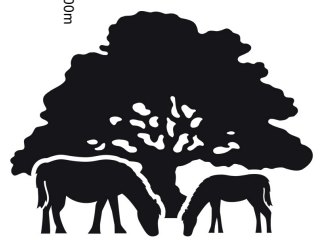
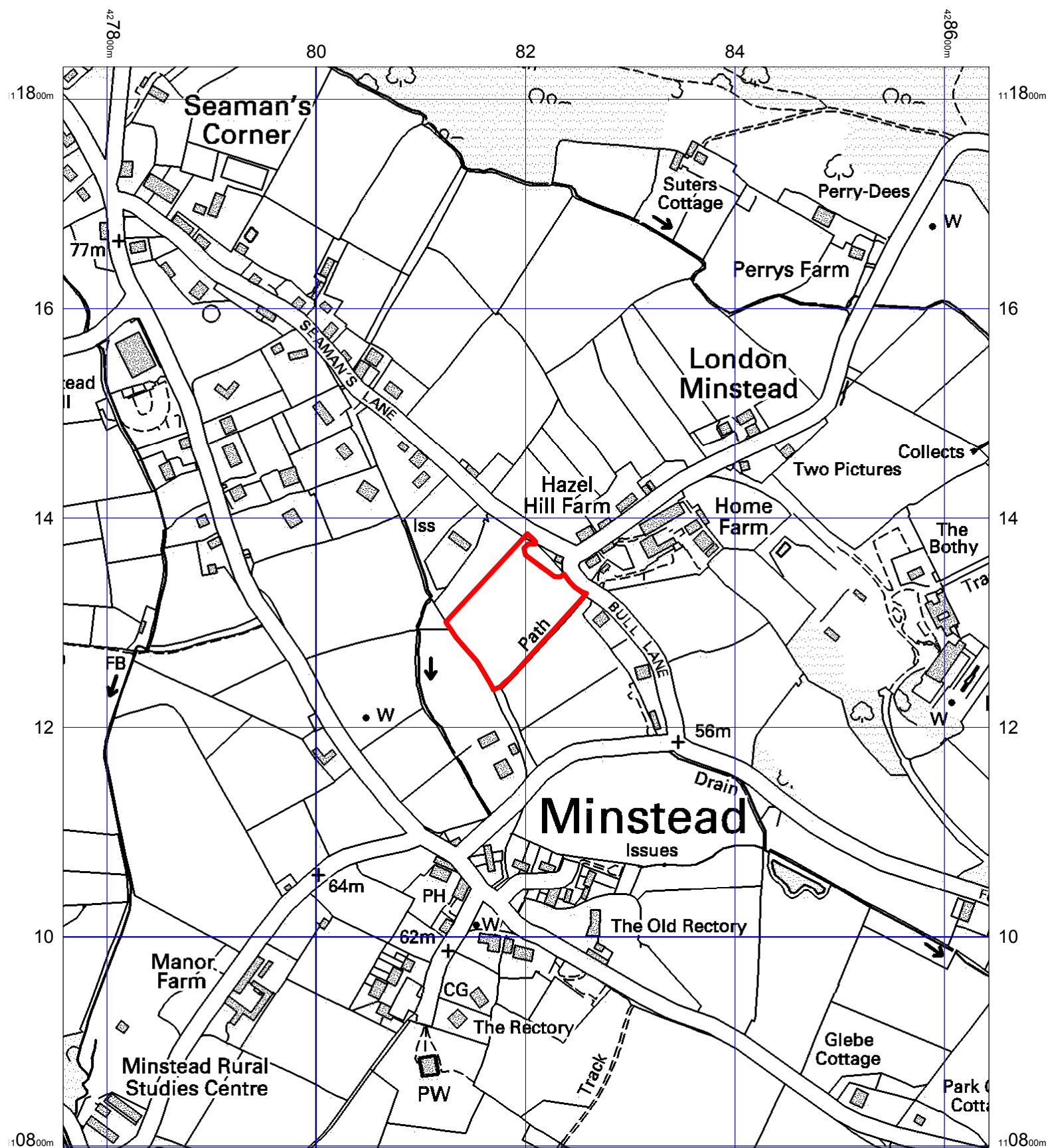
- 10.1 The application site is agricultural land/grazing land. The field slopes gradually downhill from south-east to north-west to the boundary with the neighbouring field. The boundary is marked by a ditch and a post and wire fence and two substantial oak trees.
- 10.2 Consent is sought for a stable and store. The loose box would be 7.1 metres in length and 3.58 metres in depth and the attached store would be 3.58 metres in length and 4.7 metres in depth. The building would have a ridge height of 3.15 metres and the footprint would be approximately 30 square metres. This would not be an unreasonably large building for this purpose and is considered appropriate in this respect.
- 10.3 The plans show the building to be sited entirely within the crown spread of the trees, and would therefore almost certainly be sited within the Root Protection Area (RPA) of these trees. Even with some care taken, construction so close to these two trees will cause some degree of root damage and loss.
- 10.4 A letter was submitted as part of the application by the applicant seeking to address tree matters however the information includes no BS5837 data and no plan showing the Root Protection Area. The submitted information does include tree protection fencing and reference to its location. Such fencing is intended in any event to keep construction vehicles and materials outside the root protection area so in this case it is considered that such protective fencing would be ineffective given that the entire building would breach the root protection area.
- 10.5 The location of any muck heap that may be sited close to the building would also be likely to damage tree roots and be detrimental to the health of the trees.
- 10.6 If permission is granted for a building in this location, there would also be some threat to the building thereafter from falling branches, and nuisance from leaves, twigs and especially acorns in relation to horse keeping, which would be likely to lead to future requests for felling or substantial pruning and this would constitute an added threat to the long term retention of these trees.
- 10.7 The trees are very visible in the landscape and make a significant contribution to the character of the landscape in this part of Minstead. Their loss would be significantly detrimental to the public amenity they provide and refusal is therefore recommended.

11. RECOMMENDATION

Refuse

Reason(s)

1. The proposed field shelter/store building would be located within the Root Protection Area of two large oak trees which make a significant positive contribution to the character of the locality. Building work within the RPA would be highly likely to compromise the health of the rooting system of the oak trees, to the detriment of their long term health. Furthermore, the building would be located under the crown spread of the trees, where falling debris would be likely to be a nuisance, leading to pressure to prune the overhanging branches, which would also be detrimental to the health of the trees. This would be contrary to Policies CP2, CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) which seek to ensure that development would not have any adverse impact on the landscape character and natural environment of the National Park.



**NEW FOREST
NATIONAL PARK**

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