

Application No: 19/00799/FULL Full Application

Site: Land At Arnewood Bridge Road, Off Barrows Lane, Sway, Hampshire, SO41 6ER

Proposal: Retention of barn

Applicant: Mr M Rickman

Case Officer: Ann Braid

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP50 Agricultural and forestry buildings
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal for the reasons summarised below:

- Lack of evidence of functional need.
- Concern at the location of the barn so close to the mature trees.

- Visibility from the bottom end of Barrows Lane and from the access to the field on the B3055.
- Use of materials.
- Size of the structure.

[The full comments can be viewed on the Authority's website].

8. CONSULTTEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The barn in question was built in May 2019. This retrospective application has been submitted following an enforcement investigation. The building is a monopitch structure, enclosed on three sides and built in profiled metal sheeting supported on reclaimed timber telegraph poles. The building measures 9.4 metres by 7.1 metres and is 4.8 metres high at its highest point. It is located close to the field boundary along which there is a ditch and a row of mixed deciduous trees. The building is currently being used to store hay and machinery.

11.2 The issues to assess in this case are compliance with Policy DP50 of the New Forest National Park Local Plan 2016-2036 (August 2019) in respect of the need for the building, its design, size, scale and location.

11.3 In respect of the need for the building, the applicant has submitted further information. The land in question will be used as back up grazing for a herd of between six and ten cattle that the family own and run on the Forest. It is intended that hay would be cut from the land in early summer and stored in the barn. The fields would be left to re-grow while the animals are on the Forest. The land would then be ready for winter grazing and the stored hay would be used as supplementary feed. The agent has advised that, although the applicant has only recently bought the land, the family have rented and used the field for some time and it is not intended to change the way it is used. Now the barn is in situ, it should reduce the need to bring additional fodder on to the site. The building is located within 400 metres of a dwelling, but as the building is required for storage only there is no need to assess any issues relating to the accommodation of livestock. In the light of the submitted information, it is considered that the building is

reasonably required for the agricultural use of the land and is of a size and scale commensurate with the needs of the holding. It therefore complies with this aspect of Policy DP50.

- 11.4 The Tree Officer has assessed the site. There are currently no Tree Preservation Orders on this site and it lies outside the Sway Tower Conservation Area. There are numerous such boundary hedgerows in this rural location which are typical in the landscape and are predominantly mature Oak. It is considered that there has been little damage to any of the boundary trees from the installation of the barn, and there are no objections to this application on tree grounds and the proposal therefore complies with Policies SP6 and SP7 of the Local Plan.
- 11.5 Although the barn is visible from the surrounding roads it is not intrusive in the landscape and it is not unusual to see barns of this type on agricultural land. The locality is not one of the valued views highlighted in the Sway Village Design Statement SPD, and the building is appropriate in its landscape setting in accordance with Policy SP7, which gives weight to conserving the landscape and scenic beauty of the landscape. With regard to design, the building is a simple, functional structure and its design is appropriate for its purpose as an agricultural store. The applicant has made use of recycled materials and profiled steel and timber posts are traditionally used on agricultural buildings. The National Park Authority Design Guide recommends the use of salvaged and recycled materials in the section on sustainability. There is no objection to the building on the grounds of its visual impact, design or materials and it accords with Policies DP50, SP7 and DP2 of the Local Plan.
- 11.6 With regard to the accuracy of the plans, the building has been measured on site and is 9.4m x 7.1m by 4.8 metres maximum height. The height is 0.2m higher than that scaled from the plans but this may be accounted for by the uneven land to the front of the building and the slope of the field.
- 11.7 Overall, the requirements of Policy DP50 are met by this proposal. In addition, the building has no adverse impact in its setting, and complies with Policies DP2 and SP17 which seek to protect the character of the locality.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

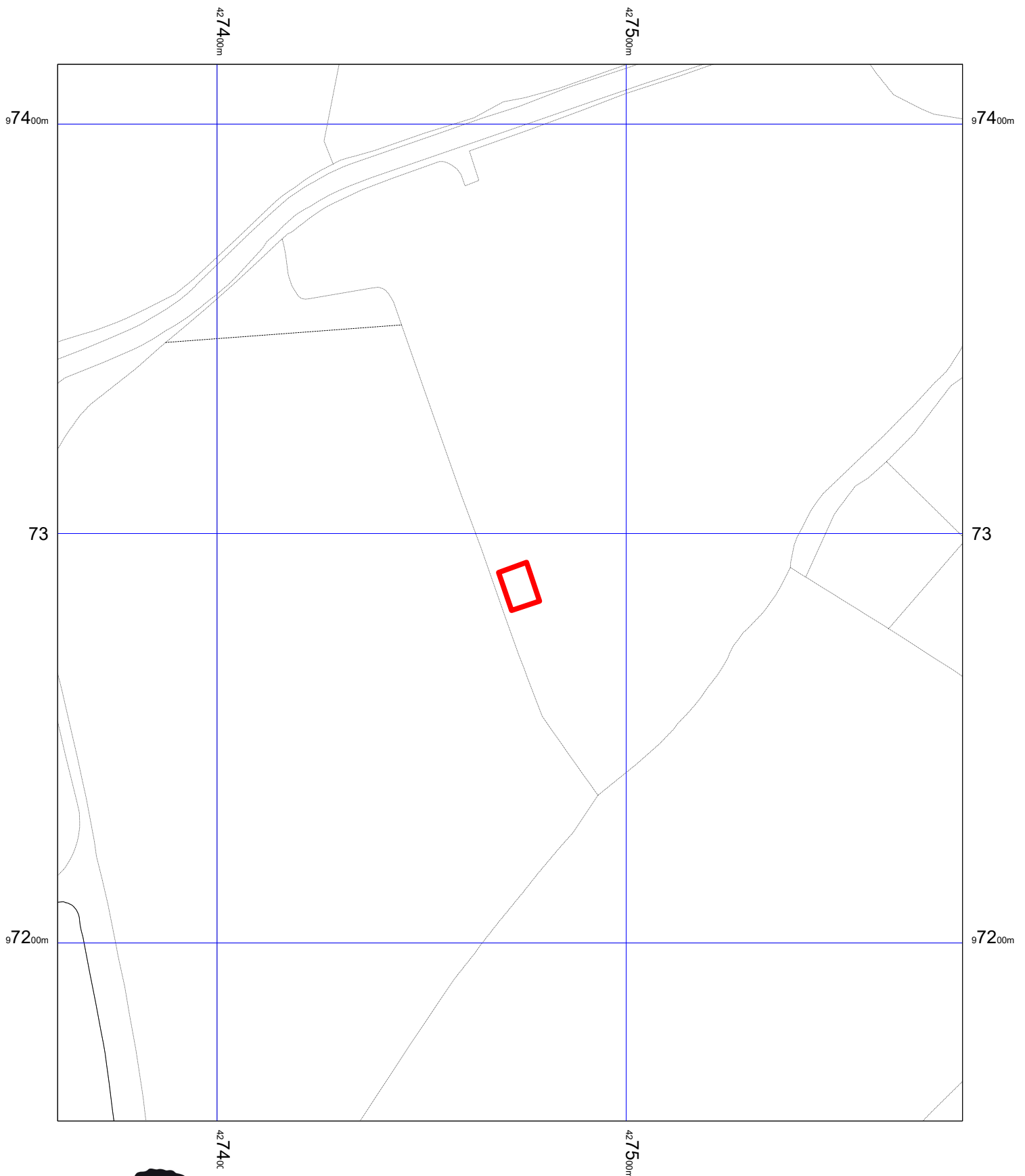
- 1 The building the subject of this permission shall only be used for agricultural storage only and for no other commercial, business or storage purposes whatsoever. If in the future the building is no

longer required for agricultural purposes, it shall be demolished within three months of the cessation of the agricultural use and the land restored to its former condition.

Reason: The extension to this building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP50 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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 DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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Date: 03/12/2019

Ref: 19/00799 FULL

Scale: 1:1250

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