

Application No: 18/00382/FULL Full Application

Site: Broadbridge Farm, Rossiters Lane, Woodlands, Southampton, SO40 7HX

Proposal: Retention of external barn as built together with insertion of mezzanine floor; Change of use to office/storage

Applicant: Mr D Creswell, SMB Holdings Ltd

Case Officer: Clare Ings

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Tree Preservation Order

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
CP14 Business and Employment Development
DP1 General Development Principles
DP6 Design Principles
DP19 Re-use of Buildings outside the Defined Villages
DP20 Agricultural and Forestry Buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 3 - Supporting a prosperous rural economy
Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend refusal. The information on the application is confused and insufficient. There is concern over:

- a) The disposal of waste if meat packing is to be carried out.
- b) Increased traffic if meat is to be delivered and removed from the site.
- c) Whether there will be any slaughtering on site.
- d) The apparent piecemeal development of the site.
- e) Asbestos, bearing in mind the age of the buildings.
- f) Flooding implications – the area round this site is particularly prone to flooding

No further comments received following amended plans.

8. CONSULTEES

8.1 Building Design & Conservation Area Officer: Objection to initial plans. No objection to revised proposal.

9. REPRESENTATIONS

9.1 Initial plans raised 29 objections on the following grounds:

- Inclusion of meat preparation area would be inappropriate attracting unwanted nuisance as a result of odour and traffic movements
- Insufficient information/ ambiguous plans
- Flooding on adjoining road junction
- Concerned that the application is retrospective
- Query need for farm office
- Will the offices be used by others
- Impact on wildlife
- Poor design
- Lack of parking
- Contrary to policy
- Detrimental to heritage buildings and conservation area
- Creation of wider commercialisation of whole site

Amended plans raised 11 objections on the following grounds:

- Need consideration re hazards, and health and safety
- Will start an industrial estate
- Lack of information relating to offices use and storage
- Increase in traffic
- No need for farm offices
- Should be retained as a working farm

10. RELEVANT HISTORY

- 10.1 8 no. new dwellings to include 7 affordable units (5 no. semi-detached; 2 no. maisonettes and 1 no. detached dwelling with detached car port; two storey extension to existing farm house with detached car port/storage shed; change of use of stables to create 1 no. 3 bed holiday let; changes of use of barn to office/coffee shop; access and associated landscaping (demolition of multiple farm buildings) (17/01049) refused on 9 February 2018
- 10.2 Two storey rear extension; single storey side extensions; render; addition of tile hanging; alterations to fenestration (demolition of 3 no. existing single storey extensions) (19/00154) pending decision

11. ASSESSMENT

- 11.1 The wider landholding of Broadbridge Farm lies to the north of Rossiters Lane within the Forest North East Conservation Area, and comprises a collection of buildings (of a mix of age, design, historic significance), the former farmhouse and several Nissen huts together with agricultural land. Access to the site is from Rossiters Lane close to the junction with Woodlands Road. The land rises from Rossiters Lane. Within the wider site are a number of trees, three of which are now covered by a Tree Preservation Order. The current application relates to one of the buildings within the complex, Building 10 on the submitted plans, a tall building, now clad in timber on all four elevations, with the timber cladding on two elevations above a block plinth.
- 11.2 The proposal, where it relates to the cladding, fenestration and the insertion of the mezzanine floor is retrospective, and seeks to retain these changes, whilst the other element of the proposal is to seek a change of use of the building to offices and storage. The initial plans which were submitted with the application referred to the (new) first floor being used for farm offices, with the ground floor being used for meat preparation. During the course of discussions, this latter use was removed with the ground floors now being shown to be used for storage. In addition, the fenestration details were also amended to reflect comments received from the Conservation Officer.
- 11.3 The key considerations are:
- Whether the proposal uses would be appropriate for the site; and
 - Whether the design of the cladding and fenestration would be appropriate for the site and would preserve or enhance the character and appearance of the conservation area

Use of buildings

- 11.4 The initial proposed uses, which included meat preparation, attracted a lot of objection on the grounds of insufficient information and traffic issues. As has been stated this particular use has now been removed, the amended plans were re-advertised, but there were still a number of objections. Policy CP14 supports small scale employment uses, outside the defined villages, where it would support farm diversification through the re-use of farm buildings. Whilst some of the office created may be used as farm offices, other uses may equally be attracted which would support the farm business. In addition, policy DP19 seeks the re-use of buildings outside the defined villages, especially where the proposal would not result in the loss of an employment use. In this case, it would be supporting employment with the use of the buildings for offices and storage. The building is considered appropriate in scale, and no additions are proposed. Again, whilst some of the space may be used for farm offices, the additional storage use would help support the overall agricultural enterprise.
- 11.5 The transport and highway impacts, noise impacts, contamination risks and flooding risks have been considered, but given the previous use of the site as a farm yard, the limited floorspace being used for office and storage is unlikely to significantly increase the amount of the traffic which would access the site, create adverse noise impacts for the adjoining neighbours, or create a contamination risk.
- 11.6 It should be noted that, although a planning application was invited, this was to address the issue of the operational works (i.e. the cladding) rather than any proposed use. The barn has previously been used for agricultural purpose, albeit some time ago, and under Class R of Part 3 of the Town and Country (General Permitted Development) Order 2015, permitted development rights exist for changes of use of agricultural buildings to flexible commercial uses, including Class B1 (offices) and B8 (storage). The insertion of the mezzanine would also not be considered to be development. This "fall back" position has to be taken into account, and it is therefore considered that the uses would be acceptable in this context.

Appearance of building

- 11.7 The wider site comprises a number of buildings which are considered to be non-designated heritage assets, where particular care needs to be taken over their restoration and re-instatement to ensure that important historic elements are not lost. Building 10, the subject of this application, a former metal framed and open-sided barn, is not one of those buildings. Its cladding with timber is therefore considered to be acceptable, subject to the use of appropriate materials, and would be seen to preserve the

conservation area and the setting of the non-designated heritage assets. Some concern was raised initially over the choice of fenestration which was not considered to be suitable, given the other buildings on the site, but amended plans have been received which have addressed these concerns. The proposal is therefore now considered to be acceptable.

- 11.8 Other concerns were raised over how this building would be seen in the context of the others on the site, on which no current applications have been received. Whilst it would be useful to find a use for the site as a whole which would then address the restoration of the other non-designated assets on the site, this application is addressing a particular issue relating to this one building and the unauthorised works which have taken place, and for this reason it is considered that the application can be determined in isolation.
- 11.9 Permission is therefore recommended, but as a new use is being sought for the building, a condition restricting hours of use is recommended to ensure that adjoining neighbours would not be adversely affected by the proposal, together with a further condition restricting the use of the building to a mix of Class B1 and B8 to allow further control over the site.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 Within three months of the date of the decision notice, the amendments shall be carried out in accordance with Drawing nos: 3016-10-002, 3016-10-003 Rev B and 3016-20-004 Rev B. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

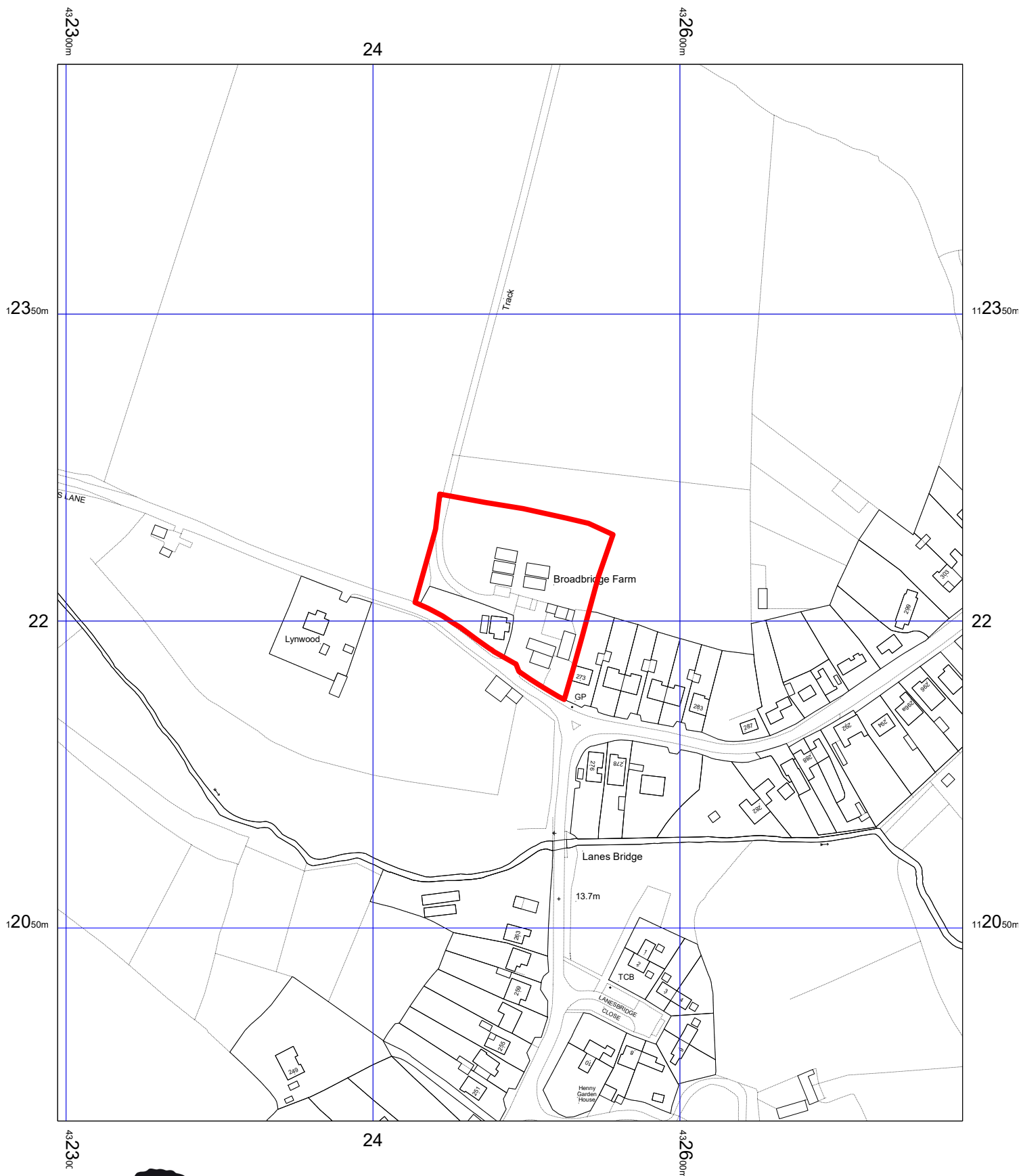
Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 2 No activity shall take place within the building, the subject of this application, other than between the hours of 08.00 hours and 19.00 hours Monday to Fridays, and 08:00 hours and 13.00 hours Saturdays, not including recognised public holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no changes of use otherwise approved by Classes O or R of Part 3 of Schedule 2 to the Order shall take place without express planning permission first having been granted.

Reason: In view of the characteristics and location of the site, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to 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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