

Application No: 19/00102/FULL Full Application

Site: Hazel Copse Farm, Hatchet Lane, Beaulieu, Brockenhurst, SO42 7WA

Proposal: Temporary siting of Portacabin with cladding for office use (Class B1(a))

Applicant: Mr R Pearsall, New Forest Activities

Case Officer: Clare Ings

Parish: BEAULIEU

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
 CP14 Business and Employment Development
 DP1 General Development Principles
 DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Beaulieu Parish Council: Recommend permission.
 Comment: Would like portacabin sited for two years only

8. CONSULTEES

Highway Authority (HCC): Comments on portacabin received in

consultation on application 18/00994. Siting of portacabin will eliminate use of existing parking spaces.

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Change of use and creation of loft/storage area to workshop/offices/store/cycle hire (sui generis) ancillary to organised outdoor activities and camping (18/00994) granted permission on 25 June 2019
- 10.2 Application under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 in respect of alterations to existing agricultural barn (18/00650) planning permission required, notification issued on 2 October 2018
- 10.3 Adjacent barn - temporary use of building as shower block; washing area; bin store and oil tank (18/00405) temporary permission granted on 9 August 2018
- 10.4 Adjacent barn - temporary use of building as shower block; washing area; bin store and oil tank (16/00937) temporary permission granted on 23 December 2016
- 10.5 Formalisation of hardstanding (16/00926) granted on 22 December 2016
- 10.6 Different adjacent building on adjoining site - change of use of buildings to farm shop (selling mix of organic and local produce) and associated storage and preparation facilities (11/96079) granted on 5 May 2011

11. ASSESSMENT

- 11.1 The site lies to the north of Hatchet Lane and comprises a range of farm buildings, notably a large tall timber clad barn with central opening under a tile roof and a lower brick-built building immediately to the north. This adjoining lower barn has a temporary use as shower facilities in connection with camping which takes place on adjoining fields, and also an office. Also within the complex of barns, although outside the application site, another barn is used a farm shop. Gravelled parking areas lie to the front and rear of the barn, and the boundary treatment to the B3054 consists of a native hedgerow.
- 11.2 This application is for the temporary siting of a portacabin (with cladding) for office use (Class B1(a)). The need for the temporary accommodation is to allow New Forest Activities Centre to remain

trading whilst works to the adjoining barn and the subject of application no: 18/00994 are undertaken. It should be noted that New Forest Activities currently operates from a premises in Beaulieu High Street, but that an alternative use for these premises has been approved which would subsequently relieve parking pressure from the centre of Beaulieu.

- 11.3 The key consideration is therefore whether there is a need for the temporary office, its impact on the wider street scene and adjoining buildings which are considered to be non-designated heritage assets, and its impact on parking within the site.
- 11.4 From the information submitted and subsequent discussions with the applicant, it would appear that, at present, there is no real requirement for the temporary office use as there are existing premises within the High Street, which do not necessarily have to be vacated at this stage.
- 11.5 The application to convert the adjoining barn (18/00994) has now been determined, but this would be a new use at this location, removing the current use from its existing premises. To erect a portacabin, even for a temporary period, for a use which has yet to be commenced would introduce an additional form of development for which there is no current need, and therefore would be contrary to Policies CP14 and DP17. In addition, although there would be some screening from the boundary hedgerow, the portacabin would still be very visible in public views, which would detract from the immediate surroundings and open forest.
- 11.6 The general premise of Policies CP14 and DP17 has been carried forward into the emerging New Forest National Park Local Plan (Policies SP42 and DP44) which is now at a very advanced stage. In addition, new Policy SP7, gives weight to conserving the landscape against unnecessary development in largely undeveloped landscapes. Paragraph 48 of the revised NPPF (February 2019) states that local planning authorities may give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight given); and
 - The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The advanced stage reached in the preparation of the new Local Plan 2016 – 2036 (the final consultation on proposed main

modifications has closed and the Inspector's report is awaited) means weight can be given to policies in the emerging Plan as guided by paragraph 48 of the NPPF (2019).

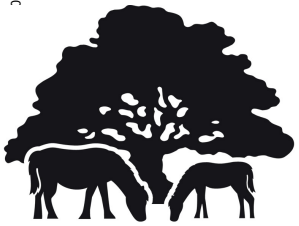
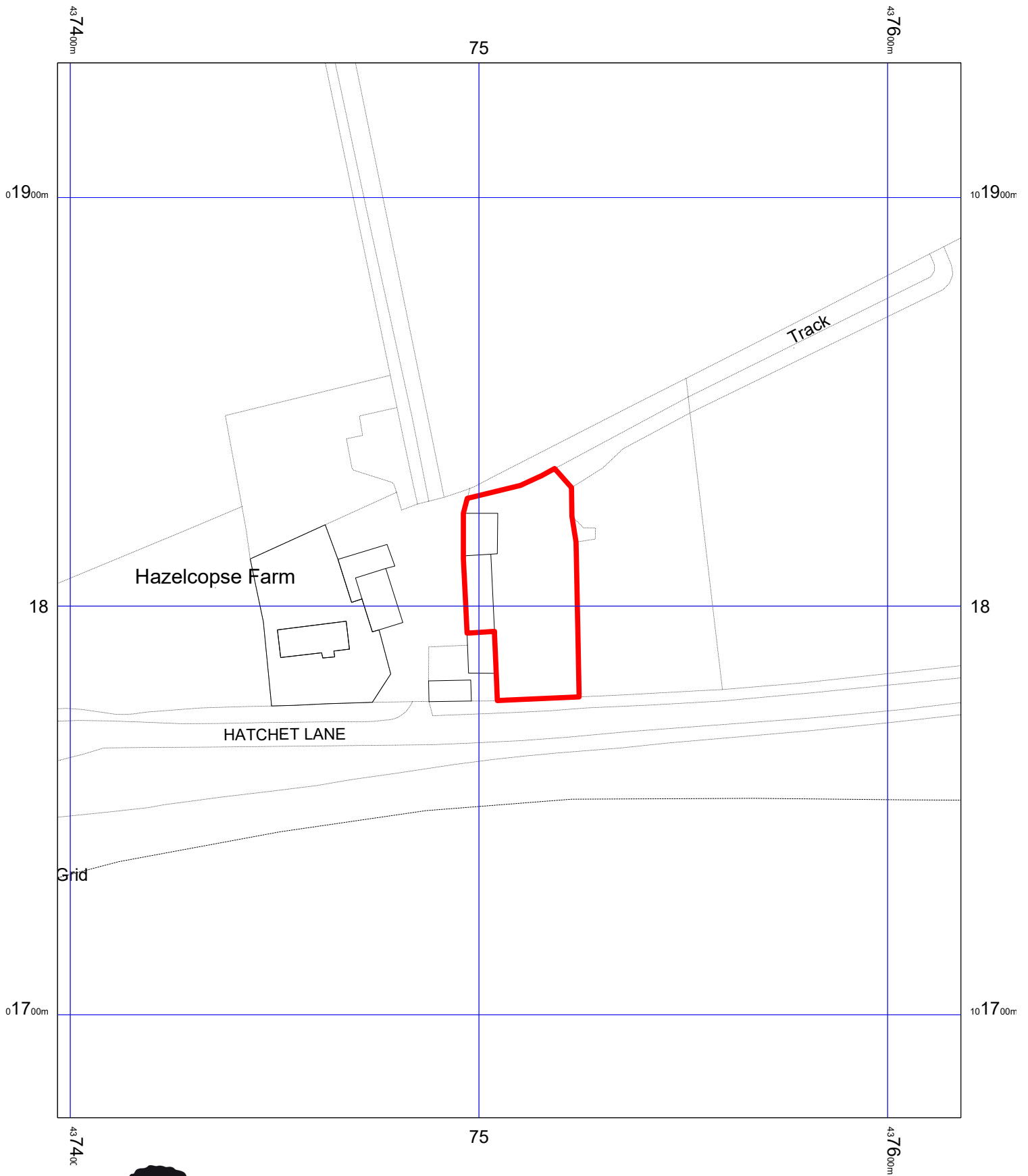
- 11.7 The Highways Authority has also raised concerns that the siting of the portacabin would take up space required for parking associated with the use of the barn and would wish to see more information on timings and numbers of required parking spaces. The applicant has advised that there would be sufficient parking provision, even taking into consideration the presence of the portacabin.
- 11.8 However, given the lack of need for the development and its visual impact in the wider landscape, it is therefore recommended that permission be refused.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 It is not considered that there is sufficient justification or need for the siting of a temporary portacabin, and the development, by virtue of its location, scale and design, would have a detrimental visual impact on the immediate surroundings and wider landscape of the National Park. It would therefore be contrary to Policies CP14, DP1 and DP17 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



NEW FOREST
NATIONAL PARK

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