

Application No: 19/00357/FULL Full Application

Site: Mill Lane Farm, Mill Lane, Minstead, Lyndhurst, SO43 7FP

Proposal: Change of Use of existing stables to 1no. self contained holiday let; agricultural barn (Demolition of existing stables)

Applicant: Mr M Hanslip

Case Officer: Clare Ings

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

- SP46 Sustainable tourism development
- SP48 The land-based economy
- SP6 The natural environment
- DP2 General development principles
- DP18 Design principles
- DP49 Re-use of buildings outside the Defined Villages
- DP50 Agricultural and forestry buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

- Sec 6 - Building a strong, competitive economy
- Sec 12 - Achieving well-designed places
- Sec 15 - Conserving and enhancing the natural environment
- Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Minstead Parish Council: Objection. Comment:

- Farm diversification is not proven and it appears to result in a separate 4-bedroom house that is difficult to see is compatible with tourism.
- Maintain objection despite some additional financial information having been submitted.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

10.1 Cattle shed (demolition of existing stables) (16/00878) granted on 12 December 2016

10.2 Replacement dwelling; replacement barns and stables; buildings to provide four holiday/residential units; use of land for seasonal storage of caravans (09/94121) granted on 20 August 2009

10.3 Demolition of dwelling; barns, stables (application for conservation area consent) (09/93872) granted on 18 June 2009

11. ASSESSMENT

11.1 Mill Lane Farm lies at the end of Mill Lane about 1 mile to the south-east of Minstead. The wider site comprises a dwelling (replaced following consent in 2009), several agricultural barns and stables, four units of accommodation, agricultural fields and woodland. The barns, the subject of this application, are single storey stables lying well within the complex of farm buildings. The site lies within the Forest Central (South) Conservation Area, and close to the SSSI of the New Forest.

11.2 This proposal is in two parts:

- The conversion of a stable block to a four bed roomed self-contained dwelling to be used for tourist accommodation - the conversion would involve minimal external changes, other than replacing the roof with similar materials, and inserting modest openings; parking for two cars would be provided to the front of the unit, which would also be accessible for wider use.
- The removal of a stable block and its replacement with a barn for cattle - this barn would measure 28m by 7m with a height of 5m at its highest) and be constructed of blockwork and timber under a corrugated fibre cement roof.

11.3 The key considerations are:

- Its compliance with policy;

- Its design and appropriateness to the wider site, and also the character and appearance of the conservation area; and
- Any impacts on ecology.

Its location is such that neither element would adversely harm the private amenities of the nearest neighbours. It is also unlikely that the proposal would significantly increase traffic in the area.

Replacement barn

- 11.4 Policy DP50 of the Local Plan permits buildings required for agricultural purposes provided:
- that there is a functional need for the building and its scale is commensurate with that need and setting in the landscape;
 - the building is designed for the purposes of agriculture;
 - the site is related physically and functionally to existing buildings associated with the business; and
 - they do not involve large or obstructive structure or generate a level of activity which would have a detrimental effect on the National Park.
- 11.5 The supporting statement from the applicant refers to expanding the beef herd, having removed any indication of the past use as a livery yard, and the proposed barn is required in connection with that use. It would replace the existing stables and, although larger (196m² as oppose to approximately 138m²), it is considered acceptable in terms of scale and would be commensurate with the agricultural enterprise at the site. It would be located within the farmyard, with little impact on views from outside the site, and therefore would be closely related to other buildings associated with the use. Its design would be typical of many farm buildings, and also others on the site, and its height (at just under 5m) would also be appropriate without appearing obtrusive in the landscape.
- 11.6 It is therefore considered that the agricultural barn would be acceptable and would comply with Policy DP50 and also Policy SP48 (the land-based economy) which seeks to support land-based businesses that help maintain the overall character and identity of the National Park as a working landscape. In addition, it is considered that it would preserve the character and appearance of the conservation area.

Change of use to holiday let

- 11.7 Policies SP48 and SP46 (sustainable tourism development) are both relevant and would support the change of use to tourist accommodation where it is part of a farm diversification scheme. As can be seen from the history of the site, some farm diversification already takes place with the existing tourist accommodation. As has also been referred to, there is a proposal to expand the beef herd to a total of 30 cattle (by the end of 2020, and then further increase it to 70 cattle by the end of 2025), and

the evidence that there is this intention comes from the previous permission for a large cattle shed in 2016, and the other element of this current proposal.

- 11.8 To support the issue of farm diversification, financial information has been submitted which sets out the costs of maintaining the beef herd (£15,500.00 per annum based on the current size of the herd which would only increase with the expansion of the herd) against the income generated from the sale of meat (ranging from £400-800 per heifer depending on weight), and it has been demonstrated that the income would not be sufficient to maintain the herd. Only a small percentage of the herd would be sold at any one time to maintain it. The capital cost of building the new barn and converting the stables would be borne by the applicant.
- 11.9 The continuing change from a livery use to agriculture is to be welcomed, and any additional income to support this enterprise should be supported. It is clear from the financial information submitted that the income from the additional tourist unit would be used to support the beef herd, and this it is therefore considered that the proposal would constitute farm diversification.
- 11.10 In terms of the physical changes to the stable building, these are minimal, and the overall appearance of the building would therefore remain similar. The location of the stable block is very closely related to the barns within the farmyard, reducing the likelihood of the accommodation becoming separated from the wider farm, or a separate curtilage being created. A small area is shown for parking associated with the unit. In the wider context, the barn would still appear very much associated with the farm. Overall, the minimal changes are considered would preserve the character and appearance of the conservation area.
- 11.11 Natural England have recently advised that there is uncertainty as to whether future housing and visitor accommodation development will adversely impact the protected habitats of the Solent due to increased levels of nitrates entering the system. In accordance with Natural England's recent advice to local planning authorities along the Solent coast, the potential impacts from nitrates have been considered in assessing this application and a condition is included to address the issue. This is consistent with the approach adopted by other planning authorities in the Solent to address the issue and ensures the Authority's obligations as a 'competent authority' under the Conservation of Habitats and Species Regulations 2017 (as amended) are met.
- 11.12 In addition, as the proposal includes accommodation, and is for tourist use, it is likely to increase activity on the designated sites. In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest

and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Authority's Mitigation Strategy or mitigation to at least an equivalent effect. For this reason, a financial contribution towards SPA mitigation for the New Forest SPA is required, and this would also be secured by condition. In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement condition.

- 11.13 In conclusion, it is considered that the replacement barn would be acceptable as it would be required for agricultural purposes in compliance with Policies DP50 and SP48. The conversion to tourist accommodation is also acceptable and seen as being necessary to the continuing agricultural enterprise at the site, in compliance with Policies SP46 and SP48. Permission is therefore recommended, subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with drawing nos: 1004-PL, 1005-PL, 3002-PL, 4002-PL, 17062-3003-PL. 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The external facing materials to be used in the development shall be as defined on the application form and on Drwg Nos: 17062-3003-PL , 4002-PL and 3002-PL, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 Prior to the commencement of development ecological mitigation for the New Forest Special Protection Areas, Special Areas of Conservation and/or Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's adopted Development Standards (SPD).

Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), Development Standards SPD and the SRMP.

- 5 The change of use hereby permitted shall not be occupied until:
- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority;
 - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
 - c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

The development shall be carried out in accordance with and subject to the above details.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is

provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy DP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

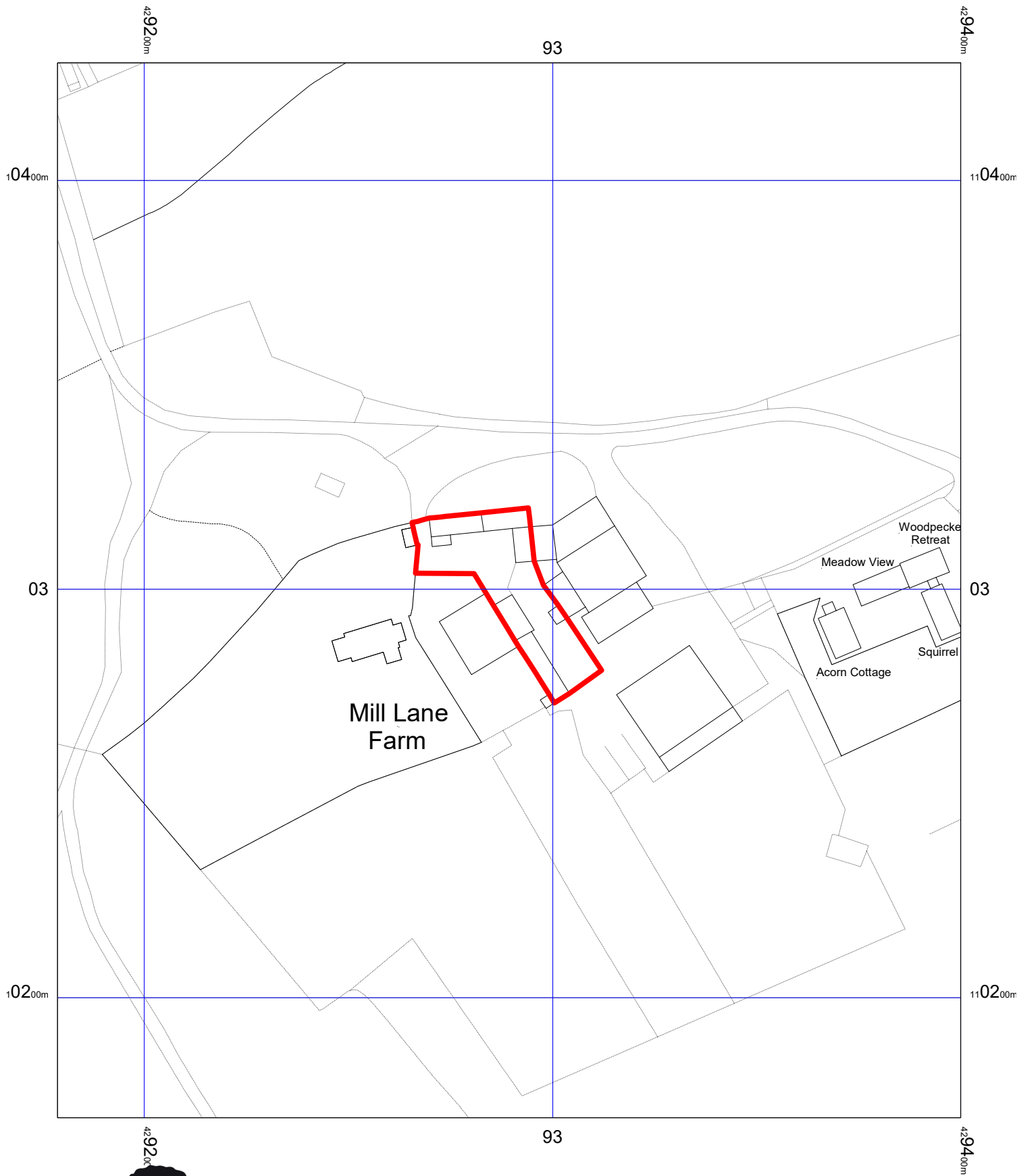
Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area contrary to Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

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

Reason: The 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).



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