

**Application No: 19/00358/FULL Full Application**

**Site:** Land Adjacent To 229 Woodlands Road, Woodlands, Southampton, SO40 7GJ

**Proposal:** Retention of agricultural building

**Applicant:** Mrs J Godwin

**Case Officer:** Carly Cochrane

**Parish:** NETLEY MARSH

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
DP6 Design Principles  
DP12 Outbuildings  
DP20 Agricultural and Forestry Buildings  
CP8 Local Distinctiveness  
CP7 The Built Environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

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**

Netley Marsh Parish Council: Recommend refusal. The Parish Council feels the proposals are still not in keeping with the conservation area. The plot should not be redeveloped as a separate curtilage.

**8.       CONSULTEES**

No consultations required

**9.       REPRESENTATIONS**

9.1       One letter of representation has been received, in support of the application. Consider that the change to the appearance of the building would bring it in line with other similar buildings within the National Park. Supports the active agricultural use of the land.

**10.      RELEVANT HISTORY**

10.1      Retention of replacement outbuilding (18/00793) refused on 17 December 2018

**11.      ASSESSMENT**

11.1      The application site is located to the north western side of Woodlands Road, within the Forest North East Conservation Area. The site has been severed from the original host property of 229 Woodlands Road, which is now under different ownership. The application site comprises a small area of agricultural land to the rear, with the area to the front of the site formerly being part of the residential curtilage of 229 Woodlands Road.

11.2      By way of background, there had previously been a dilapidated domestic outbuilding on the site. This had been removed and replaced with a flat-packed 'log cabin' style building, to provide storage for agricultural items, however an application for the retention of this replacement building was refused. By virtue of the land being severed, and despite part of the land formerly forming part of the residential curtilage of 229 Woodlands Road, a replacement building could not be assessed as a domestic outbuilding under Policy DP12 as the land no longer forms part of any residential curtilage. As such, the replacement building was assessed under Policy DP20, as an agricultural building. Despite the small scale of the building, there was insufficient evidence of a functional need; the building was being used to store non-agricultural items; and the building was not of an appropriate agricultural appearance.

11.3      This application therefore seeks to retain the building, and changes are proposed to be made to the building in order to bring it into compliance with Policy DP20. The proposed changes are as follows:

- Clad the existing building in galvanized corrugated tin on three sides and roof, and clad the elevation with the existing timber doors in horizontal timber. The entire building would be painted in a dark colour (black), and the tin cladding would also cover the existing single door and window.

The building has been constructed with a reinforced concrete floor and a 5mm steel ramp to allow the storage and take the weight of a small tractor.

- 11.4 In addition, the following information has been put forward seeking to justify the need for the building:
- The land will be put to an active agricultural use (hay production), appropriate to its size and location (being adjacent to residential properties).
  - The building is therefore required in order to store a small tractor and associated equipment (e.g. cultivator, hopper, haybob) required in order to take two hay cuts per year, which is anticipated to produce 15-20 bales of hay, however there would be storage for up to 29 bales.
- 11.5 Policy DP20 states that permission will be granted for buildings required for agricultural purposes where there is a functional need for the building, and its scale is commensurate with that need; the building is designed for the purposes of agriculture; the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location, and; they do not involve large or obtrusive structures, or generate a level of activity which would have a detrimental effect on the National Park. The main objective of this policy is to avoid a proliferation of unjustified built development across the countryside, and it is aimed at enabling development necessary to sustain agricultural activity, including forestry and commoning.
- 11.6 In this instance, and on the basis of the proposed change to the appearance and justification provided, it is considered that there is a reasonable need for such a building in order to store hay and hay making equipment. The site is currently only maintained to a degree by which the grass and weeds are cut; an active agricultural use of the site would not only prevent the site from becoming overgrown but would support the land based economy of the National Park in accordance with Policy CP17 of the Core Strategy. The scale and design of the building is considered to be modest, and the proposed materials results in an appearance which is agricultural in nature. The siting of the building is not related to any other buildings as a result of the site being severed, however, as already established, it is considered that there is a need for such a building. In terms of its location, the building is sited approximately 20 metres from the site access, and therefore whilst visible within the street scene, is not overly prominent. Whilst the use of the site would generate a level of activity not currently experienced, it is not considered to be to a degree which would result in any detrimental impact upon the surrounding area. Overall, it is considered that the proposed building complies with Policy DP20.

- 11.7 It is usual procedure when granting permission for such agricultural outbuildings that a condition be attached which would require its removal should the agricultural use cease. It is therefore considered reasonable and necessary to attach such a condition to prevent the unnecessary proliferation of buildings across the National Park.
- 11.8 It is therefore recommended that permission is granted subject to conditions, as the proposal accords with Policies DP1, DP6, DP20 and CP8 of the Core Strategy.

## 12. RECOMMENDATION

Grant Subject to Conditions

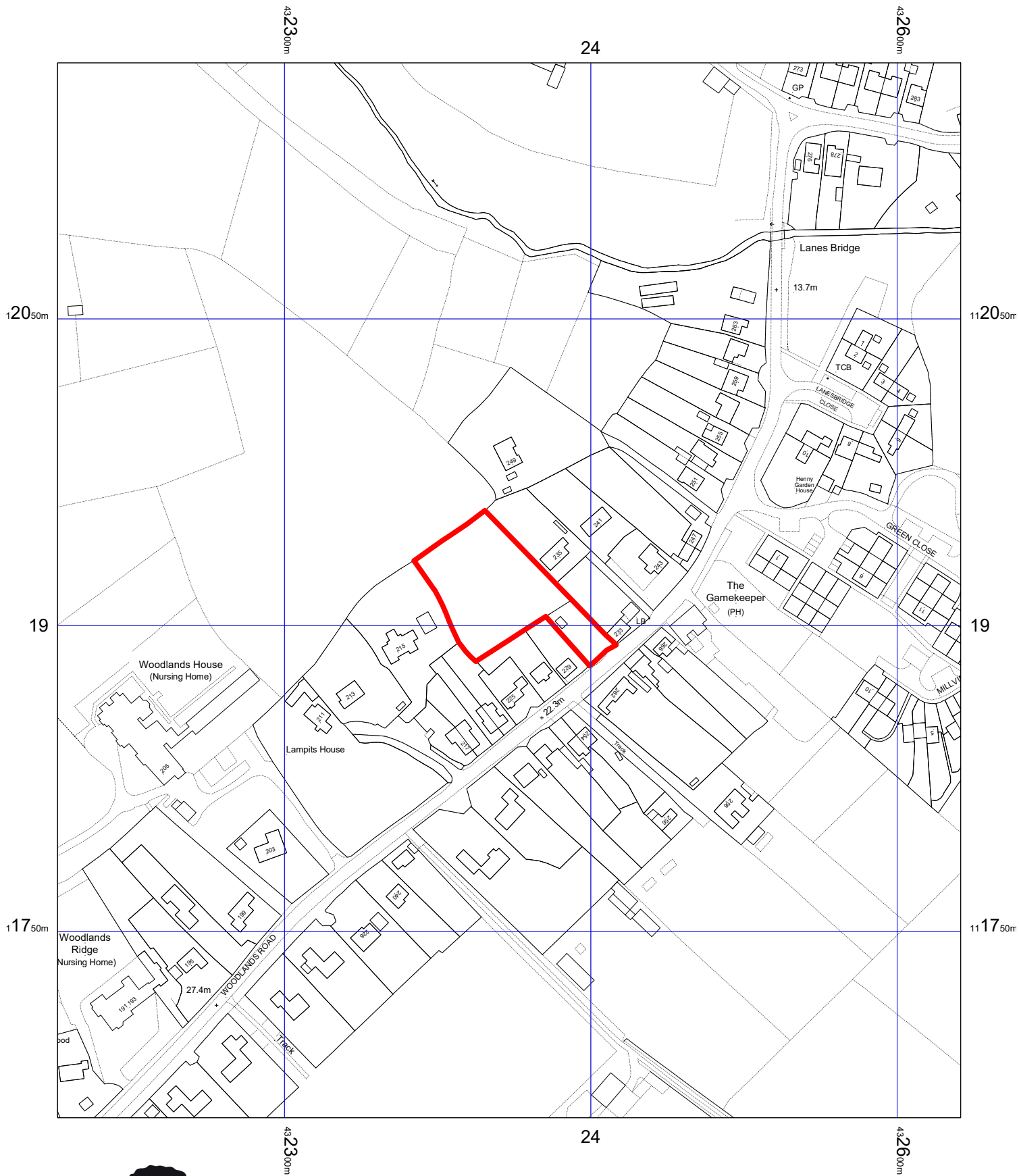
### Condition(s)

- 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: 01, 02
- 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).
- 3 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.
- Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
- 4 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should this use cease the building shall be removed from the site, and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority beforehand, within 6 months of the cessation of that use.

Reason: In order to preserve the character and appearance of the area in accordance with the requirements of Policies DP20 and CP8 of the New Forest National Park Core Strategy.

- 5 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 DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



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