

Application No: 17/00710/FULL Full Application

Site: The Beeches, Romsey Road, Ower, Romsey, SO51 6AF

Proposal: Continued mixed use of land and siting of timber clad mobile home for use as day-room in conjunction with care and adult support use.

Applicant: Mr S Day

Case Officer: Daniel Pape

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
DP20 Agricultural and Forestry Buildings
CP14 Business and Employment Development
CP17 The Land Based Economy

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Not applicable

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend permission. There is a 'great deal of support' for the application; the siting is acceptable; the proposal would cause no difficulty to neighbours; and if it is to be anywhere this is a good location.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Three representations of support from neighbours stating:
- a worthwhile venture with good intentions;
 - use of mobile home as a shelter only;
 - could be removed from site when activities complete;
 - no noise or disturbance with activities occurring during the day;
 - cladding should be on all sides;
 - hedgerow could be improved to screen further; and
 - access to the highway needs to be maintained.
- 9.2 One objection from an interested party stating:
- no intention for agricultural use, is to be used for business activities
 - use of land unlawfully
 - the setting of a precedence through a retrospective application

10. RELEVANT HISTORY

10.1 None.

11. ASSESSMENT

- 11.1 The property of The Beeches is situated in the rural surroundings of Ower, outside of the Defined New Forest Villages. The property comprises a dwelling, its curtilage and an agricultural unit of circa 0.75ha. The site sits adjacent to the A36 with two access points, one for the main dwelling via Salisbury Road, and the other to the fields from the A36.
- 11.2 An existing mobile home is sited on what is understood to be the original residential curtilage of the main dwelling (as shown on the included title deed extract). However, this original residential curtilage has been delineated by a post and rail fence, with the Southern portion currently separated including an independent access. It is within this portion of separated land that the mobile home has been sited without permission.
- 11.3 The applicant seeks retrospective permission for the continued mixed use of land and siting of a timber clad mobile home. The mobile home is to be used as a day-room in conjunction with care and adult support use. The support is to be predominantly in the form of animal husbandry, but also to include other 'rural development' skills. The current regularised use of the land is agricultural and part domestic curtilage.

- 11.4 The Parish Council have recommended permission for the application and there have been three representations of support from interested parties. There has been one objection revived.
- 11.5 The main issues to consider are:
- whether the principle of the development would comply with Policy;
 - whether the proposal would result in an unacceptable level of activity at the site; and
 - the impact upon the character and appearance of the area and the wider landscape.
- 11.6 In respect of the principle of the development, the applicant has correctly stated that the application does not accord with any specific Policies within the New Forest National Park Core Strategy and as such places reliance on the 'understanding of the special qualities of the National Park'. However, it is clear that the application should be assessed as an introduction of a business use to the site, which would be deemed unacceptable for a number of reasons, and does not present a case justifying a departure from Policy.
- 11.7 There has been no evidence or justification presented as to why the mobile home is required as part of a farm diversification scheme or justification of the building as a necessary agricultural building as required by Policy DP20.
- 11.8 Policy CP14 permits small scale employment development outside of the Defined Villages, however only in cases where the well-being of local communities are improved through the re-use of existing buildings or a farm diversification scheme. The use of the land and mobile home for adult day care would facilitate an expansion to a care business whose clients are not necessarily from the local area. This use of the mobile home would not be considered to bring a benefit to the local community, thus being contrary to Policy CP14. As aforementioned there is no evidence provided to support either of these uses. The scheme would introduce a new business activity in the countryside which, whilst potentially small scale, would generate additional activity on site bringing harm to the area's special qualities.
- 11.9 The applicant states that the proposal would be of benefit to the land-based economy in accordance with Policy CP17. This is not considered to be the case and is at odds with the applicant's statement that the primary use of the land is to remain for grazing. There is no such need for a day care business to support the land based economy and agricultural use at this site. The reason for siting a mobile home in this location is likely to be on the basis that the applicant's parents own the land, thus comprising an affordable option. No farm diversification scheme has been justified and this is not considered an acceptable bespoke

opportunity for understanding the National Park's special qualities that would warrant a departure from Policy.

- 11.10 The National Park Authority receives a large number of enquiries regarding the development of such schemes that enable users to enjoy the 'special qualities' of the National Park outside of Defined Villages. The National Park Authority takes a consistent approach with such enquires to avoid a cumulative erosion of the Park's character and ensure that all development is sited as sensitively as possible. A similar scheme for a therapy centre on land adjoining Sydney Cottage at Plaitford was recently dismissed at appeal (reference: APP/39506/W/16/3156405).
- 11.11 In relation to the level of activity at the site, it is considered that the amenity and character of the area would be at risk of harm from the increased level of activity proposed. The applicant has stated that the use of the agricultural land on a day to day basis is to remain predominantly for the rearing of grazing animals with the 'occasional' use of the mobile home for adult care. The existing structure and associated landscaping currently provides a space for one service user to learn from animal husbandry on the associated agricultural unit and provides shelter from the elements. However, the applicant would like to expand to around 10 service users at a time, approximately 25 per week.
- 11.12 No specific information has been provided on how long care activities would be undertaken on site daily, with the only timings provided as "outside unsociable hours." Further, no specific information has been provided regarding a time scale or end date for the activities, with the applicant hoping for permanency if possible.
- 11.13 Despite the absence of information mentioned above, there is no doubt that a general intensification of the site, with potentially both accesses being used simultaneously, encroachment onto the agricultural land for parking uses and other non-agricultural activities would result in an increased level of activity at the site.
- 11.14 In relation to the impact on the character and appearance of the area, notwithstanding the increased level of activity, the existing structure is clad on the principal elevation alone, with a small courtyard area and picnic benches to the fore. From the A36 the mobile home is clearly visible above the mature hedge and it is obvious that the rear is not cladded from the off green colour. The applicant proposes the cladding of the entire structure and the installation of a full set of services, so it can be used independently to the dwelling for adult day care.
- 11.15 The cladding of a mobile home sited in such a rural location would not comply with Policies DP1 and DP6. The mobile home is not of high quality design, clad or unclad, and is clearly visible from the highway, damaging to the street scene. The structure,

landscaping and associated activities would not contribute positively to the amenity of the area, obscuring the agricultural setting/use and could set a precedent for the erosion of the National Park's character.

11.16 In addition, a fully serviced mobile home within the domestic curtilage falls foul of incidental and the location and fully serviced state of the mobile home could lend itself to a potential breach of condition.

11.17 In summary, the proposed development would introduce a new business activity into the New Forest, outside the Defined Villages, which would neither support the well-being of the local community, nor maintain the land-based economy or cultural heritage of the National Park. The proposal would result in an increased level of activity at the site and would cause adverse harm to the character and the appearance of the area, detrimental to the special qualities of the National Park.

12. RECOMMENDATION

Refuse

Reason(s)

The proposed development would introduce a new business activity into the New Forest outside the defined villages which would neither support the well-being of the local community, nor maintain the land-based economy or cultural heritage of the National Park. It fails to demonstrate how the development would be small scale and could be achieved without having an adverse impact on the physical appearance of the site. This would be compounded by the intensification of the site and increased level of activity generated by the use which would have an unacceptable impact upon the character and appearance of the countryside to the detriment of the Park's special qualities. The proposal would therefore be contrary to policies DP1, DP6, CP14 and CP17 of the New Forest National Park Authority Core Strategy and Development Management Policies (DPD) (December 2010).

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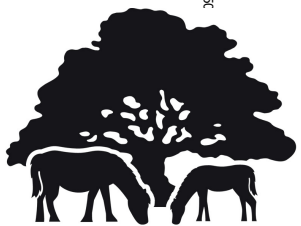
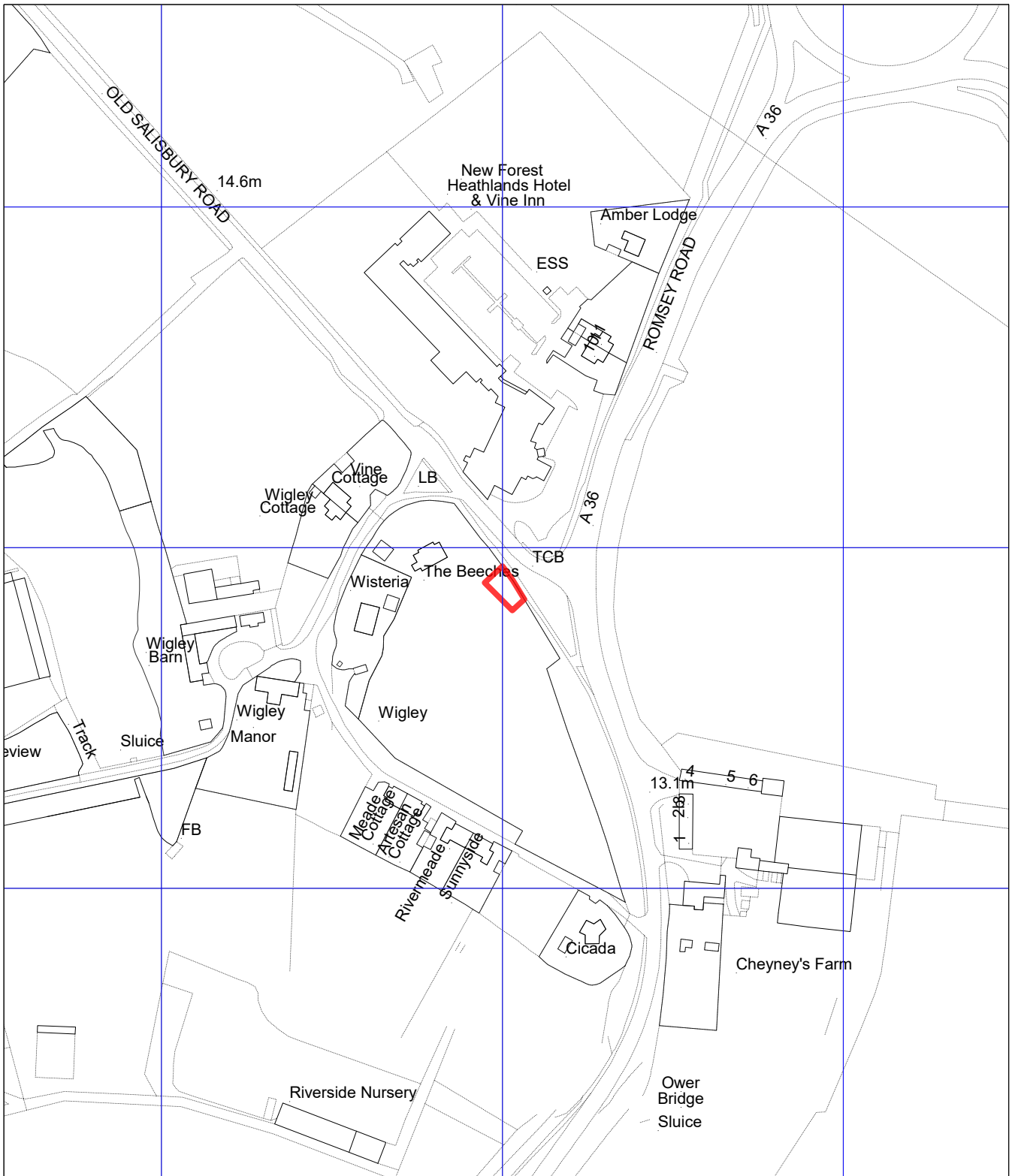
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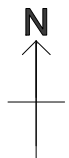
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