

Application No: 19/00900/VAR Variation / Removal of Condition

Site: Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst, SO43 7HE

Proposal: Application to vary condition 1 of planning permission 17/00131 for stationing of 6 storage containers for Office use (B1 Class) for a temporary period of 12 months

Applicant: Mr I Strubbe, Brook Enterprises Ltd

Case Officer: Liz Young

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application on behalf of Authority Member's immediate family

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP18 Design principles
SP42 Business and employment development
SP43 Existing employment sites
DP45 Extensions to non-residential buildings and uses
SP17 Local distinctiveness

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 16 - Conserving and enhancing the historic environment
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Recommend permission but will accept a delegated decision.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

- 10.1 Application for a certificate of lawful development for proposed completion of works permitted under planning permission 16/00367 as varied by planning permission 17/01018 (19/00727) approved on 8 November 2019
- 10.2 Application to vary condition 1 of planning permission 18/00239 to allow the siting of 3 storage containers for a further temporary period of 12 months (19/00332) withdrawn 21 August 2019
- 10.3 Application to vary condition 1 of planning permission 17/00131 (18/00239) temporary permission granted 16 May 2018
- 10.4 Application to vary condition 2 of planning permission reference 16/00367 to allow an amendment to the building position (17/01018) approved on 23 January 2018
- 10.5 Stationing of 6 storage containers for Office use (B1 Class) for a temporary period of 12 months (17/00131) temporary permission granted 18 April 2017
- 10.6 Office building; timber clad store (Application for Non-Material Amendment to PP 16/00367) (16/00913) approved on 8 November 2016
- 10.7 Office building; timber clad store (16/00367) approved on 20 September 2016

11. ASSESSMENT

- 11.1 This application relates to a group of shipping containers (used as temporary offices) located within the grounds of Bramshaw Golf Club and The Bell Inn, owned by Brook Enterprises Ltd. The site is located to the north of the B3079 and incorporates the parking area and ancillary area and buildings within the green keeper's yard to the east of the clubhouse and public house. The site lies within the Forest Central (North) Conservation Area. The

neighbouring properties (Little Popes Cottage and Popes Cottage) are both Grade II Listed Buildings.

11.2 In terms of background, permission was granted in October 2016 for a new office and store (ref: 16/00467). This application was amended in order to alter the siting of the building (ref: 17/01018). Planning permission ref: 17/01018 has been commenced and is therefore extant. However, the office development has not been completed. Members may recall that temporary consent was granted for the siting of six storage containers to be used for office accommodation until the completion of the approved scheme (ref: 17/00131 and ref: 18/00239).

11.3 This application seeks to vary condition 1 of planning permission reference 17/00131, which stated that the containers had to be removed on or before 18 April 2018, to allow the siting of the containers for a further temporary period of 12 months, or until such time that the approved office building was first occupied, whichever was sooner. The additional period now sought is due to unforeseen constraints at the site, namely a large concrete plinth which was uncovered during excavation, which resulted in the need to alter the siting of the office building, thereby delaying construction. In this latest application, it is also stated that the uncertainty over the status of the consent for the permanent office building had delayed works from progressing any further. Now that this earlier permission has been confirmed as extant it is anticipated that the pending sale of the premises can be finalised (otherwise the current owner would complete the works to serve the existing business). It remains the case that the applicant's intention is to implement the consent for the permanent office building and to remove the containers from the site as soon as possible. It has been established recently on site that three of the approved six containers area remain on site (in two groups), with a temporary external staircase providing access to the top units. The individual units measure 13 sqm, with a height of approximately 2 m. The applicant advises that the other three containers are no longer present or required.

11.5 The key considerations in this case are:

- the impact on the conservation area and setting of the listed buildings; and
- the continuing need for the structures.

The temporary offices are visible within the conservation area by virtue of their location; however, it is noted that the visual impact has been reduced by the removal of three containers. On the basis that they would be sited for a temporary period (albeit a further extended one), and that the trees surrounding the site would provide screening for a proportion of the period, it is not considered that the proposal would result in any significant

adverse impact upon the character or appearance of the conservation area, or upon the setting of the listed buildings of The Bell Inn in the long term.

- 11.6 In relation to the need for the structures, as set out above, the structures are required until the new permanent office is complete, and the additional period is required due to unforeseen constraints at the site. Given that three of the structures have been removed, it is considered that it would be unreasonable to withhold consent to allow the permanent office to reach completion. Further, the proposal relates to a permission which has been granted in compliance with policies which support business and employment development within the National Park. The location of the units is such that they would not interfere with the construction of the permanent office building, which in itself was considered to be in a sustainable location, close to the main business. The area upon which the units are located provide 13 reserved car parking spaces, and it is clear that this has not resulted in the parking being displaced onto the highway or upon the SSSI. Overall, the proposal would facilitate the continued operation of the business during the construction of the new office building.

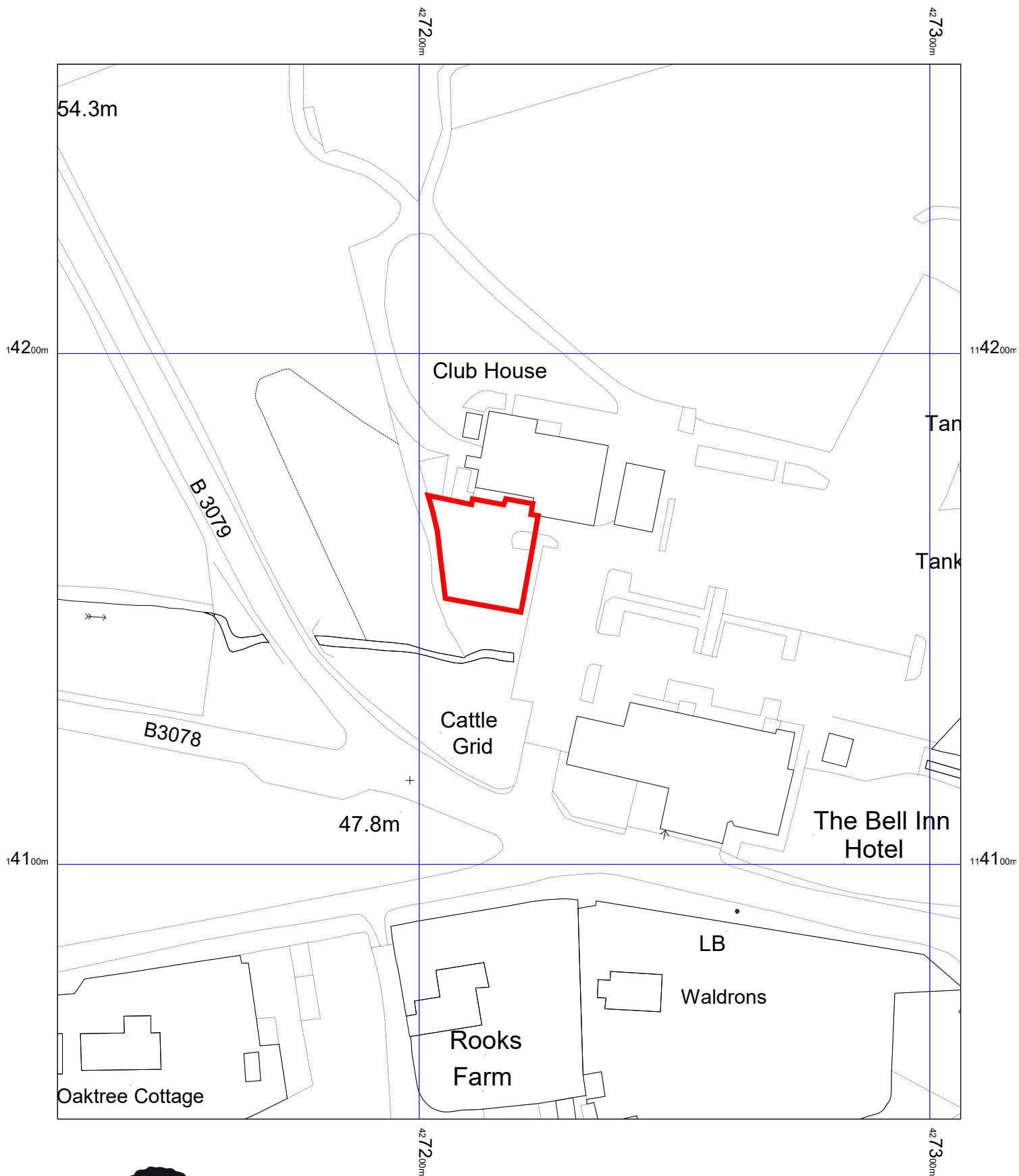
12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The structures hereby approved shall be removed from the site on 18 February 2021, or upon first occupation of the approved office building, whichever is the sooner, and the land restored to its former condition.

Reason: The long-term retention of the structures would harm the character and appearance of the conservation area and setting of the listed building contrary to policies SP16 and SP17 of the New Forest National Park Local Plan.



NEW FOREST
NATIONAL PARK

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