

Planning Committee - 19 May 2020

Report Item 3

Application No: 20/00157/FULL Full Application

Site: Land At Former Arnewood Turkey Farm, Barrows Lane, Sway, Lymington, SO41 6DD

Proposal: Replacement building (Plots D & F) for use within B8/B1(b-c) use classes; demolition of existing buildings

Applicant: Mr Wallrock

Case Officer: Clare Ings

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
SP42 Business and employment development
SP43 Existing employment sites
DP2 General development principles
DP18 Design principles
DP44 Redevelopment of existing employment sites

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Building a strong, competitive economy
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal for the reasons summarised below:

- The site is proximate to a listed building and to a conservation area.
- Several neighbours have concerns over the number of HGV movements on Barrows Lane and the damage caused.
- The size of the proposed building would give rise to a significant intensification of use of the wider site.
- The incorporation of sixteen rooflights is contrary to the Dark Skies policy.
- Rejects the assessment of Hampshire Highways who raise no objection.
- Concern that the application for B1c use (any industrial process) would permit uses which are inappropriate within the National Park.

[The full comments can be viewed on the Authority's website].

8. CONSULTEES

8.1 Highway Authority (HCC): No objection

9. REPRESENTATIONS

9.1 Five representations received objecting to the application on the following grounds:

- The application has presumably been submitted due to infringements of the certificates of lawfulness issued;
- Part of the site does not have any buildings and the other half is not being used appropriately;
- There has been an increase in traffic (numbers (150-200 per week) and nature (HGVs)) since the certificates of lawfulness were issued with damage) to lanes and this scheme would increase this;
- Noise and other infringements.

9.2 Six letters of support (supplied by agent):

- The application makes sense;
- Pleased the site will be tidied up;
- Improvement to view from neighbouring property.

10. RELEVANT HISTORY

10.1 Alterations to existing B8 building comprising: cladding to walls; replace roof covering to include 4 no rooflights; new steel roller

shutter doors (19/00821) granted on 18 December 2019

- 10.2 Notification of proposed change of use of agricultural building (less than 150m²) to flexible use Class B8 (storage and distribution) (19/00003) details not required, decision issued on 11 February 2019
- 10.3 Replacement building (Plot E) for B8 use; insertion of rooflights and first floor window to Unit A (18/00704) granted on 21 November 2018
- 10.4 Retention of three replacement buildings, polytunnel, access track, installation of waste treatment plant; change of use of building (Plot A) to storage use (B8) (18/00357) granted on 27 July 2018
- 10.5 Retention of external materials and alterations to 4no. existing buildings (18/00250) approved on 29 May 2018
- 10.6 Application for a Certificate of Lawful Development for continued use of buildings (Units A-CC1) as B8 storage (17/00519) certificate issued (lawful) on 13 November 2017
- 10.7 Application for a Certificate of Lawful Development for continued use of buildings (Plots A-F) for pet fish breeding, hatching and rearing (*sui generis*) (17/00520) certificate issued (lawful) on 13 November 2017

11. ASSESSMENT

- 11.1 The former Arnewood Court Turkey Farm (the wider site) lies to the west of Barrows Lane. It comprises a collection of barns, sheds and other structures in a mix of materials and states of repair (many now either undergoing repair or have recently been re-clad) lying either side of a central spine road. There are also other areas of hardstanding, and a parking area with a below ground waste treatment plant adjacent to Barrows Lane. To the west, the buildings are mainly residential, but there is another smaller employment site opposite. The site lies opposite the Sway Tower Conservation Area, in which and lying close to the application site, are several listed buildings.
- 11.2 Plots D and F, the subject of this application, formed part of the certificate of lawfulness application relating to establishing the *sui generis* use (for pet fish breeding, hatching and rearing under 17/00520). The remaining building (Plot F) is a long nissen hut-shaped building with brick end elevations and a corrugated roof, whilst Plot D comprises a concrete base with a low brick wall. The proposal is to remove these structures and replace them with a single building. The dimensions of this building would be

20m x 14m with a height to ridge of 4m (the existing nissen hut has a height of 2.8m and external footprint of 105.9 square metres). The external materials would comprise profiled steel cladding (green) with a profiled roof containing eight rooflights (a reduction from the initial plan). It is also proposed to change the use of this building to B8/ B1 (b-c) use, i.e. storage or light industrial uses.

- 11.3 The key considerations for the proposed change of use and the redevelopment of the plots are:
- The principle of the development;
 - Its design and impact on the adjoining conservation area;
 - Traffic issues; and
 - Whether there would be any impact on the amenities of adjoining dwellings.
- 11.4 Policy SP43, which seeks to retain existing employment uses, and Policy DP44, which relates to redeveloping existing employment sites, are both relevant to this proposal. The latter policy permits redevelopment where there would be minimal additional effect on the visual impact of the site in the landscape, or amenities of nearby properties or on traffic and other disturbances. As the two plots have already been confirmed as having an employment use, the change to B8/ B1 would not affect this principle and would maintain this status in a more productive manner. The proposal would therefore comply with policy.
- 11.5 It is acknowledged that there has been a gradual change to the wider site recently with improvements made to the former buildings (many of which were in a very poor state of repair), and this proposal would continue that change. In terms of the size of the resulting building, this would be similar to a number of the other buildings on the site, and the materials would also match those that have been used elsewhere. In this respect, the proposal is therefore considered to be acceptable, and would not have a detrimental visual impact outside the site. Its location adjacent to a conservation area and listed buildings is acknowledged, but it is not considered that this proposal, which would improve the appearance of the particular plots, would harm their character and appearance.
- 11.6 Rooflights are proposed (8 reduced from 16) and, although few of the buildings have rooflights, it is not considered that these would give rise to significant light pollution of the area. The applicant's agent has advised that activities at the site take place during normal working hours and night-time pollution is therefore very unlikely. A condition is included restricting external lighting.
- 11.7 Objections have been received in relation to traffic and the likely

increase in HGVs. However, these objections refer to the current level of traffic which is argued to have increased, and the existing damage to the lanes. Given that these plots already had an employment use, it is not considered that the new use for Plots D and F would generate a significant increase in traffic. There are no objections from Hampshire Highways.

11.8 The Parish Council is concerned with the introduction of a B1 use because of its impact on the amenities of adjoining dwellings. Whilst the majority of the wider site is used for B8 uses, B1 uses (light industrial/ research and development, but not offices), are considered appropriate in close proximity to residential development as they tend to include quiet activities, and therefore would be acceptable in this location without adversely harming adjoining amenities.

11.9 For the above reasons, permission is therefore recommended.

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 numbers: 1, 2 and 2020/01/02 Rev A. 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 replacement building, the subject of this permission, shall only be used for B8 (storage)/ Bb-c (light industrial/research and development) uses unless otherwise approved in writing by the National Park Authority.

Reason: To ensure the building remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 4 The external facing materials to be used in the development shall match those specified on the application form, 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).

- 5 No windows or rooflights other than those hereby approved shall be inserted into the roof of the building hereby approved unless express planning permission has first been granted.

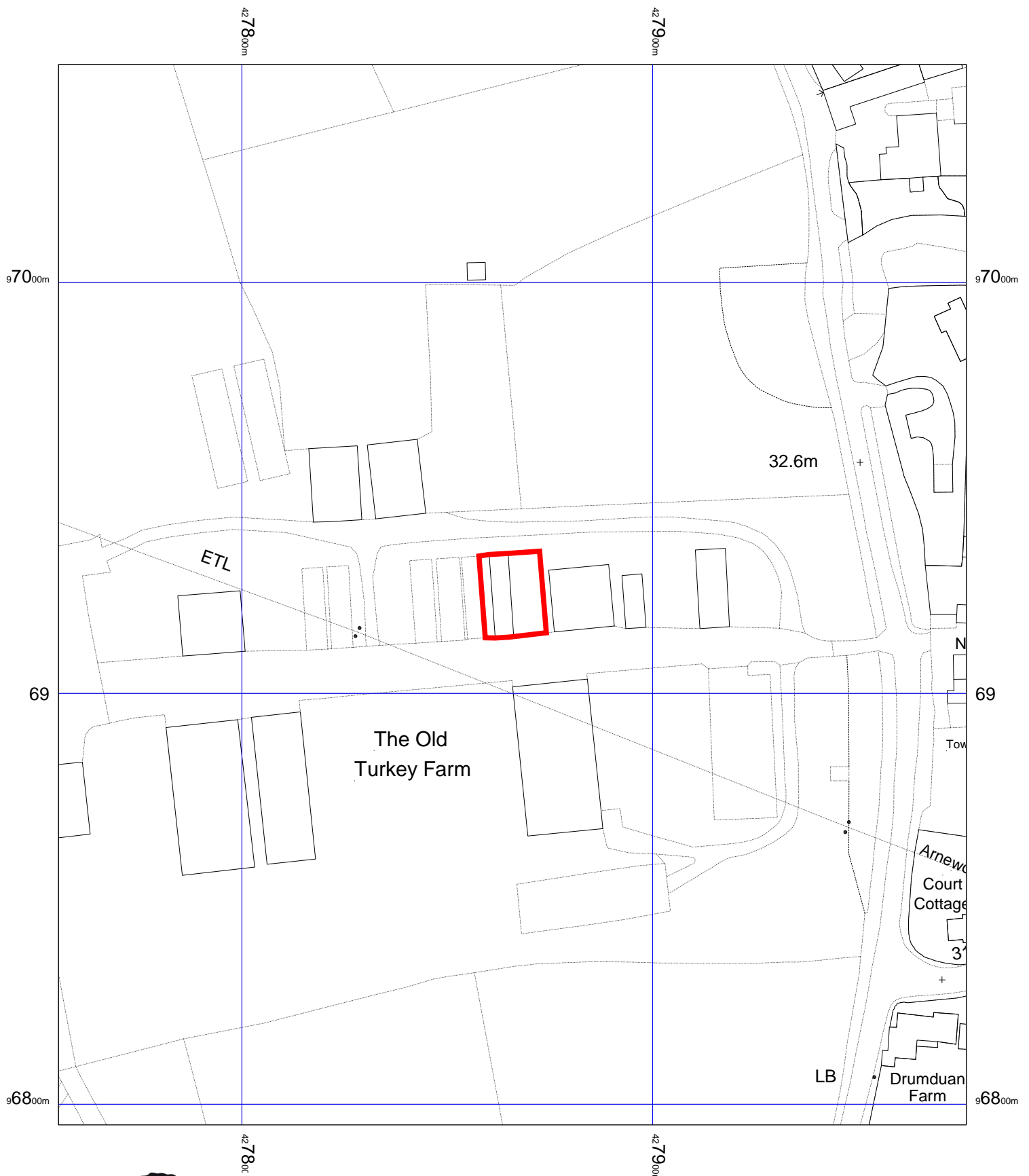
Reason: To prevent undue excessive light pollution in accordance with Policies SP15 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no change of use otherwise approved by Class I of Part 3 or development otherwise approved by Class H of Part 7 of Schedule 2 to the Order shall be carried out without express planning permission first having been granted.

Reason: To ensure the buildings remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy DP2 of the New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 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 DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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