

**Application No: 20/00243/FULL Full Application**

**Site:** Wootton Hall, Tiptoe Road, New Milton, BH25 5SJ

**Proposal:** Stable block; muck heap; hardstanding

**Applicant:** Mr & Mrs Richards

**Case Officer:** Ann Braid

**Parish:** NEW MILTON

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**1. REASON FOR COMMITTEE CONSIDERATION**

Referred by Ward Councillor.

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
DP18 Design principles  
SP17 Local distinctiveness  
DP52 Field shelters and stables

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Guidelines for Horse Related Development SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

New Milton Town Council: Acceptable (delegated)

**8. CONSULTEES**

8.1 Tree Officer: No objection subject to conditions

## **9. REPRESENTATIONS**

- 9.1 Two letters of objection on the following grounds:
- Excessive size, bulk and visual impact;
  - Overlooking;
  - Proximity to watercourse;
  - Lack of biodiversity enhancement;
  - Lack of landscaping with hedging; and
  - Requesting conditions relating to screening and lighting.
- 9.2 One letter from local Ward Councillor supporting neighbours' comments, especially those relating to screening and lighting and requesting consideration by Committee.

## **10. RELEVANT HISTORY**

- 10.1 2No. Outbuildings revised layout and design to planning permission 18/00876 (20/00274) granted on 23 June 2020
- 10.2 Outbuilding (demolition of 2no. outbuildings) (19/00148) granted on 24 April 2019
- 10.3 Single storey extensions; 2no. glazed links; alterations to fenestration; 3no. outbuildings; associated landscaping (demolition of existing outbuildings and extensions) (18/00876) granted on 29 January 2019
- 10.4 Single storey extensions; 2no. glazed links; alterations to fenestration; 3no outbuildings; associated landscaping (demolition of existing outbuildings and extensions) (18/00877 LBC) granted on 29 January 2019
- 10.5 Relocation of Manege (18/00377) granted on 17 July 2018
- 10.6 Stable block/carport/schooling arena/handling & covering ring (52558) granted on 3 September 1993

## **11. ASSESSMENT**

- 11.1 Wootton Hall is a substantial grade II listed equestrian property. It was formerly linked with the equestrian centre to the north, as the former owners of Wootton Hall gifted the land on which the Fortune Centre of Riding Therapy is sited to the charity. Work is currently underway on the refurbishment of the listed house, which lies to the east of the application site. To the north of the application site is a new existing outbuilding permitted in 2019, and to the west are paddocks. The land slopes to the west down to a stream and there are mature trees forming a boundary between the application site and the domestic garden of Wootton Hall. There is an existing schooling ring and manege on land to the west of the house.

- 11.2 This application seeks consent for a new equestrian block comprising six stables, a tack room and hay store to be located on the site of the schooling ring. The internal floor area of the proposed stable block would be 147 square metres excluding the overhang and wash-down area. The building would cover 220 square metres if they are included. The ridge height of the building would be 4.5 metres and it would be built in timber cladding on a brick plinth, with a slate roof. The development also includes a manure heap to be sited to the north of the building and 163 square metres of hardstanding in the centre of the u-shaped block. The stable yard would be for the private stabling of the applicants' horses.
- 11.3 By way of history, the Hall had operated as a stud and continued to do so after the Fortune Centre was severed from the hall itself in 1993, when permission was granted for the manege and schooling/covering ring that exists today. As part of the programme of refurbishment, planning permission for a new range of seven stables and outbuildings was granted in 2019, to replace existing dilapidated stables close to the rear of the house. The old stables have now been demolished.
- 11.4 There is no doubt the building now proposed is larger than would normally be recommended under Policy DP52 of the New Forest National Park Local Plan 2016-2936 (August 2019), and it would not accord with the advice set out in the Guidelines for Horse-Related Development SPD. However, there are specific considerations that are material to the case and justify a favourable recommendation in this instance.
- 11.5 In assessing proposals affecting listed buildings the Authority is required to have regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), whereby, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, paragraph 192 of the National Planning Policy Framework states that in determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Wootton Hall is a large, high-status residence of architectural and historic significance. The consent that has already been granted for seven stables, tack room storage and wash down area comprised 262 square metres of buildings to the rear of the Hall, (not including garages). These would be sited in very close proximity to the listed building. The permitted buildings replaced a run of existing dilapidated stables and storage buildings and were permitted as an improvement to the existing situation, which was cluttered and detrimental to the setting of the

listed building. The permitted buildings would still have had a considerable impact on the setting of the listed building, especially when viewed from the Tiptoe Road, and in conservation terms the opportunity to relocate the stables and horse-related activity to the land to the west of the house, which is already equestrian in character, would undoubtedly be preferable. The applicants have indicated a willingness to enter into a legal agreement to ensure that the permitted stables are not built, and for this reason the recommendation is made subject to completion of a satisfactory legal agreement so that consent for the approved stables is rescinded. This proposal takes an opportunity to enhance the setting of the listed building in accordance with Local Plan Policy SP16, which states that proposals will be supported where they make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting.

- 11.6 Concern has been expressed in the representations that the proposal does not make adequate provisions for biodiversity and ecology. A statement has been received from the applicants' agent noting that the design of the building incorporates open eaves, internal porch overhangs and roof overhangs to the external fascia, which would allow for nesting birds. It is proposed that the roof would include bat access slates and bat boxes would be installed within the roof. Full details of these measures and their implementation may be secured by condition. The agent has also confirmed that it is proposed to plant native hedging to screen the building and to support the bird and insect population. This will run adjacent to a two-acre field that has already been given over to support wild native flowers. A landscaping condition would secure these measures. With regard to the wider landscape impact, the building would be visible from one residential dwelling to the west and the neighbour has objected on the grounds of impact on the landscape, particularly as a result of artificial lighting and the lack of screening. These concerns are echoed by the local Ward Councillor. It should be noted that there is a belt of trees between the site and the neighbour's property and, when viewed from the west, the building would be set against the backdrop of the trees along the residential boundary. There are existing structures on the site, and although the building would be visible, the presence of existing trees and the proposed planting of hedging would soften the impact of the building, which would not look out of place in its setting. Overall, the proposal would accord with Policies SP17 and DP2 as the development would not erode the existing character of this part of the National Park, and the proposal includes measures to mitigate against impacts on ecology and biodiversity.
- 11.7 Limited information has been provided with regard to potential impacts on the trees on the boundary between the application site and the residential garden area. Trees are shown within the red edge and there is vegetation along the boundary with the

domestic garden which may need to be removed. The trees would provide a backdrop for the building and it is desirable that they should be retained where possible however, in terms of amenity, the trees make a limited contribution in the wider public realm and therefore their formal protection is not warranted. The trees are separated from the application site at present by a post and rail fence which would afford them some protection during construction and conditions have been recommended that would require the submission of both tree protection measures and foundation details for agreement before construction begins. Subject to this, and to the inclusion in a landscaping scheme of replacement trees for any that are lost, there is no objection to the proposal on tree grounds.

- 11.8 With regard to drainage impacts on the nearby watercourse, there is an existing manure heap in the location proposed for the new structure which would be aligned to allow for a drain system to be installed, in case any foul water leaches out of the heap. The heap would be regularly emptied. Government advice states that manure heaps must not be sited within 10 metres of a watercourse and the proposed structure would be situated more than 50 metres from the course of the Dane Stream to the west, and would open on the east side, away from the slope down to the stream. The siting of the manure heap is considered to be acceptable and would have minimal impact on neighbouring residential properties or on the locality, in accordance with Policies DP2 and SP15
- 11.9 The applicants have agreed to the imposition of a condition so that any artificial lighting is agreed with the Authority prior to installation. Some lighting would be necessary for the welfare of the animals, and it is anticipated that any lighting will be fitted within the internal roof overhang or inside the physical stable blocks so that the light that is emitted is downwards. In the courtyard area, only low-level lighting designed to project downwards would be considered.
- 11.10 In summary, therefore, the specific nature of this property, its planning history and the benefits that stand to be gained for the setting of the listed building, which is a designated heritage asset, weigh in favour of the grant of permission for this development. No more equestrian space is being sought than has already been granted and may be implemented under an extant planning permission. Measures for landscaping and biodiversity have been proposed that would reduce the visual impact of the building which would be designed to accommodate protected species. In these exceptional circumstances consent is recommended subject to the applicants' entering into the necessary legal agreement rescinding their existing consent for stables at the rear of the house.

## 12. RECOMMENDATION

Subject to the prior completion of a section 106 agreement to partially rescind planning permission 18/00876 (to ensure that the stables to the rear of the house are not built), the Executive Director of Strategy & Planning be authorised to grant planning permission subject to the following conditions:

- 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: P3-001 Rev A, P3-003 Rev A, P3-004 Rev A, P3-005 Rev A, P3-ST 100 Rev A, P3-ST 105 Rev A, P3-ST 200 Rev A, P3-ST 201 Rev A, P3-ST 202 Rev A and P3-ST 203 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 SP17 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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 No development shall take place above slab level until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;

- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 No development shall take place above slab level until measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures shall be based on the recommendations set out in the ecological statement submitted in support of this planning application and the measures thereby approved shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted 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).

- 8 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and

hedges on the site have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 9 No development, demolition or site clearance shall take place until an arboricultural method statement and engineering drawings for the foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.

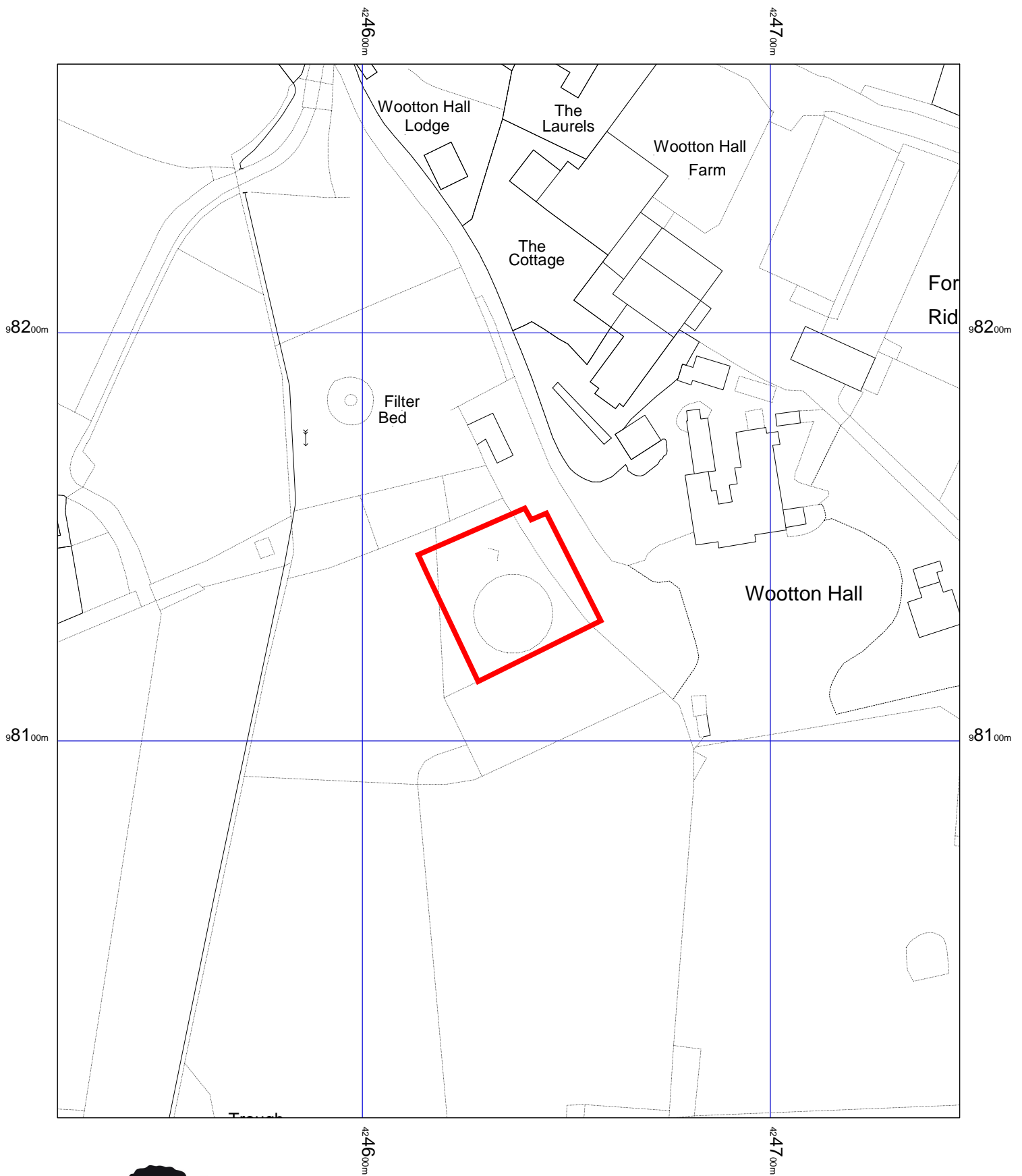
Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 10 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP52 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).





NEW FOREST  
NATIONAL PARK

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