

**Application No: 20/00365/FULL Full Application**

**Site:** Ashley View Farm, Hyde, Fordingbridge, SP6 2QE

**Proposal:** Replacement building for use as stables

**Applicant:** Mr Cotter

**Case Officer:** Liz Young

**Parish:** HYDE

**1. REASON FOR COMMITTEE CONSIDERATION**

Referred by Authority Member.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
 SP7 Landscape character  
 DP18 Design principles  
 SP16 The historic and built environment  
 SP17 Local distinctiveness  
 DP52 Field shelters and stables

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Guidelines for Horse Related Development SPD  
 Hyde Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
 Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

Ann Sevier: Requests that the application should be determined at committee for the following reasons:

- Local concerns over the contravention of planning policy.
- The application was previously on the planning committee agenda.
- To allow the building to remain on site would be contrary to the Inspector's previous recommendation that it should be removed.

## **7. PARISH COUNCIL COMMENTS**

Hyde Parish Council: Recommend permission. Comments:

Noted that this application is to consider reducing a building that currently does not have permission. There was discussion about the confusion caused by the number of applications received and registered for the site (including amended plans for this application), the appeal, current enforcement action, and whether the application was to replace the original piggeries.

It was agreed to ask for conditions to limit the use of external lighting (PIR, to protect dark skies), to ensure that the base of the part of the building to be demolished should be removed before the stables are used, to ensure that all materials and machinery are stored within the curtilage of the property (to protect the SSSI) and that the building should be for ancillary use/stables to the main property only.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 One letter of support received from a neighbouring property:

- Previously opposed to the habitable use within the building.
- This latest proposal is considered to be an acceptable solution.
- No change of use is proposed.
- Construction works and storage should be contained within the site to minimise the impact upon the open forest.

## **10. RELEVANT HISTORY**

10.1 Replacement building for use as stables (20/00011) withdrawn on 18 March 2020

10.2 Retention of replacement building to provide holiday let (C1 use) (18/00400) refused on 04 September 2018 (Appeal dismissed on 2 July 2019)

10.3 Re-roofing and cladding to existing building; alterations to fenestration (16/00688) approved on 19 October 2016

10.4 Determination as to whether prior approval is required for proposed change of use of agricultural building to a flexible use class C1 (hotels) piggery at Ashley View (15/00676) no objections raised on 29 October 2015

## 11. ASSESSMENT

- 11.1 The application site comprises a detached building, a recently constructed replacement of an agricultural building, located on agricultural land immediately north of Ashley View. It is apparent that the building, alongside a further agricultural outbuilding to the west, lies on the boundary of the residential curtilage with the surrounding agricultural land (to the north, west and south west). The site is within the Western Escarpment Conservation Area (Character Area H, Hungerford, Hyde Common, Gorley Common and Ogdens). The eastern site boundary is adjacent to the New Forest SSSI. A network of public rights of way and forest tracks lie immediately to the east and north of the site and the paddock itself is one of the field encroachments along the perimeter of Hyde Common which date from the 18th century. Ashley View Farm itself is specifically noted within the Conservation Area Character Appraisal for its vernacular interest.
- 11.2 By way of background, an application for prior approval for the change of use of the agricultural building which originally existed on site to a C1 use was submitted to the Authority in 2015. Planning permission for related physical works to the building ("re-roofing and cladding to the existing building plus alterations to fenestration") was subsequently granted in October 2016. During these works, the structure evidently became unstable when the roof was removed, with cracking in several parts of the walls. This resulted in the walls being replaced and, once this was brought to the attention of the Authority, the applicant was advised that this was development in breach of the 2016 permission. The resulting application for planning permission for "Replacement building to provide holiday let (C1 use)" was refused and an enforcement notice issued. This enforcement notice was appealed and then subsequently dismissed on the grounds that it would result in the introduction of a new dwelling in the open countryside contrary to Policy SP19. The Inspector noted that *"the building when completed internally would provide all the necessary facilities for independent day to day living, and the authority were right to treat it as a dwelling."*
- 11.3 Following on from this appeal decision, a subsequent planning application was submitted to retain part of the building (the external footprint being reduced down from 114 square metres to 91 square metres based upon the proposed plans) and carry out some minor external alterations to enable the building to be used as a stable block. This application was withdrawn following concerns that the combined impact of its size (notwithstanding the slight reduction proposed) and prominent siting would have a harmful impact upon the character and appearance of the conservation area.
- 11.4 This latest proposal is now for a more significant reduction in the overall size and would result in an external footprint of 65 square

metres. The other two differences between this submission and the withdrawn scheme are that a substantial section of the building (17 square metres) is proposed to be open sided and that the section to be removed is the most prominent end which lies immediately adjacent to the site boundary. It has been established on site that the development does not have any direct or harmful implications for the amenities of neighbouring residents and the key issues to assess would relate to the extent to which this revised proposal meets the objectives of Policy DP52 in terms of being modest in size and sensitively sited along with the impact the development would have upon the character and appearance of the wider conservation area (having regard also to views from the open forest).

- 11.5 The proposal to now remove the eastern section of the building would be beneficial in terms of reducing the prominence of the building when viewed from outside the site as this would in effect increase the distance between the building and the site boundary. Furthermore, this would result in a closer relationship between the retained building and the adjacent structure known as the piggery, reducing the overall spread of development across the site and achieving a tighter composition of structures. The substantial open section now proposed would achieve a more light weight and transient character, visually breaking down the bulk of the building and enabling it to take on a form more typical of rural stabling. The building as proposed would now be 26 square metres smaller than the previous scheme and this size is now in line with the general objectives of Policy DP52, particularly in relation to the need for such structures to be modest in scale.
- 11.6 Whilst it is certainly the case that the previous appeal decision concluded that the existing structure would need to be removed from site, the main reason for this related to the fact that the development under consideration at this time amounted to the introduction of a new self-contained dwelling in the open countryside. The scheme now applied for did not form part of this earlier decision-making process. In this case, the proposal to now reduce the size further, increase the distance from the site boundary and bring about a design more typical of other stables in the New Forest National Park has sufficiently overcome the earlier concerns raised in 2018 and also the issues which led to the most recent application being turned down. The proposal in its amended form would not include any form of habitable accommodation, would be modest in size, sensitively sited and would not have a harmful impact upon the wider conservation area or views from the open forest. The development would not impact upon the amenities of any neighbouring residents and it is therefore recommended that planning permission should be granted.

## 12. RECOMMENDATION

Grant Subject to Conditions

### Condition(s)

- 1 The area of the building shaded in green on the approved site plan shall be completely demolished and all resultant materials removed from the site within one month of the date of this decision.

Reason: The retention of the whole building would be contrary to the objectives of Policy DP52 which seeks to ensure stables and field shelters would be modest in size and sensitively sited.

- 2 No mobile field shelter, structure or building other than that shown on the approved plans shall be erected or situated on the land edged blue on the approved plans without express planning permission having first been granted.

Reason: To ensure the development would not lead to a more intensive use of the land and to limit the proliferation of any new structures in the landscape in accordance with Policies DP51 and DP52 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 3 All materials, machinery and any resultant waste materials or spoil shall be stored within the blue line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 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).

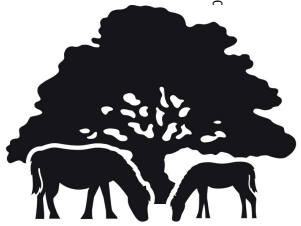
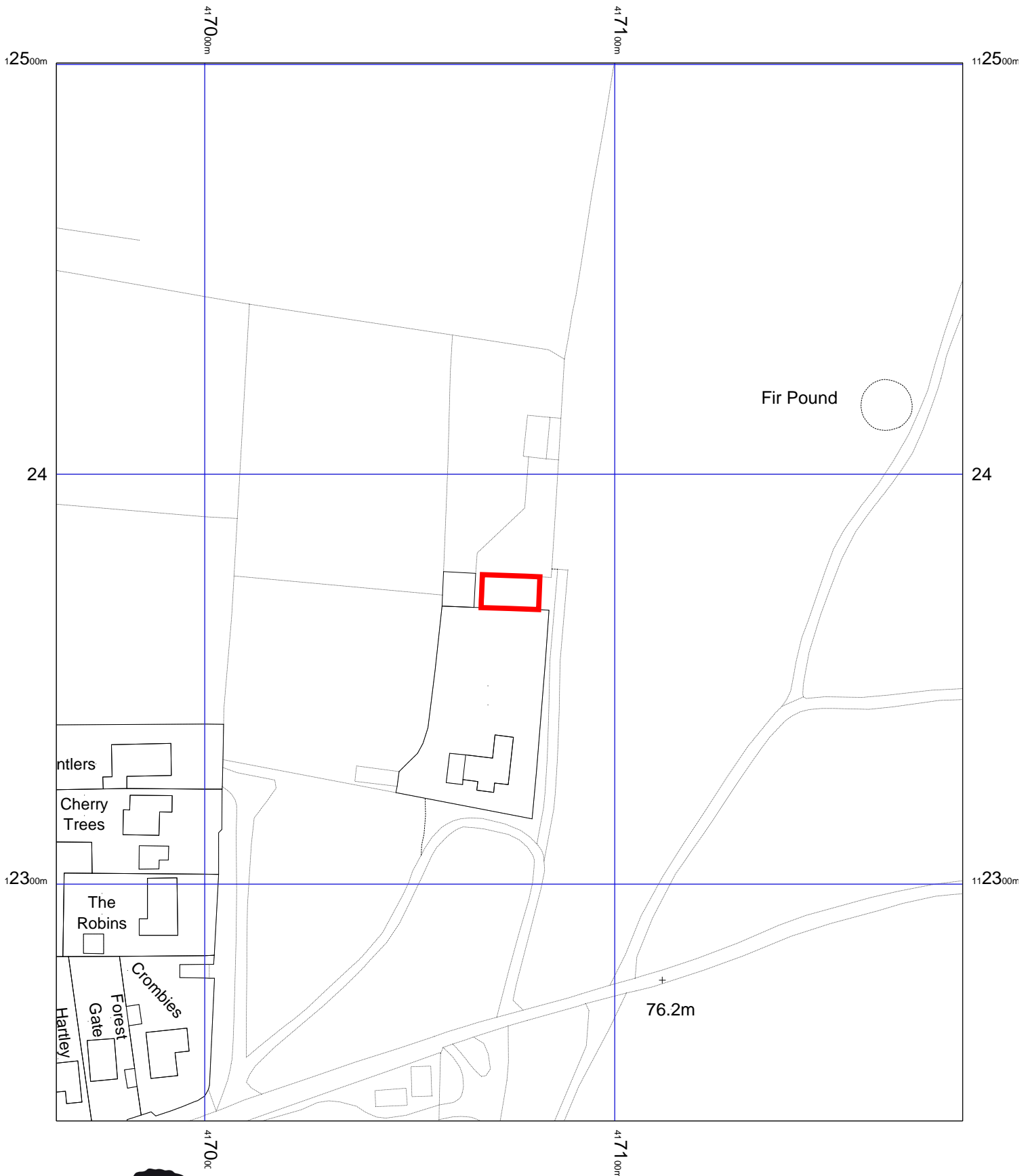
- 5 No external lighting shall be installed on the site (within the blue line area) unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

- 6 Development shall only be carried out in accordance with drawing nos: DWG001 Rev A, DWG002, DWG003 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).



NEW FOREST  
NATIONAL PARK

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