

Application No: 21/00524/FULL Full Application

Site: Oaklea, Forest Road, Hale, Fordingbridge, SP6 2NP

Proposal: Hay barn

Applicant: Mr Bowen

Case Officer: Clare Ings

Parish: HALE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
SP16 The historic and built environment
DP2 General development principles
DP18 Design principles
DP50 Agricultural and forestry buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Hale Parish Council: Recommend refusal:

- appears to be a reasonable argument to justify meeting the requirement of a minimum of 5 hectares, in terms of it being designed for the purposes of agriculture or forestry, and on land associated with a

business, and constructed of concrete walls with corrugated metal cladding and a fibre cement roof which would be of an agricultural nature;

- relatively large for its setting and located in an agricultural field behind domestic dwellings resulting in an increased level of activity onto Forest Road;
- contrary to policies SP7 as it would not enhance the existing landscape of the National Park and SP16 as the site would not appear to be of an historic landscape; and
- contrary to policy D2 as it is not of a sufficiently high quality design in the choice of materials and size and does not enhance the local character and distinctiveness and DP18 as it does not enhance the historic environment or landscape setting through the choice of materials, size and design.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

10.1 Application under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, design and appearance of an agricultural building (20/0065) required planning permission (not permitted development) on 20 October 2020

11. ASSESSMENT

11.1 The application site lies to the west of the B3080 at Hale, and comprises a level area of paddocks, about 4 hectares in size. The fields lie to the rear of a row of dwellings, and access is gained from the B3080. The site also contains a small stable block, and close to the entrance is an Electricity sub station.

11.2 The proposal is for the erection of a hay barn. The barn would measure approximately 14m x 9m with a ridge height of 4.7m, and an eaves height of 3.4m. It would be constructed of corrugated metal sheeting above a concrete blockwork plinth with a cement fibre roof with six polycarbonate roof lights. A metal door would be located in one of the end elevations. It would be used for the storage of hay cut from this site, together with two other sites: one at Three Legged Cross (outside the New Forest National Park), which is approximately 3.9 hectares in size, and another at Loperwood, Winsor which is 2 hectares in size, resulting in a total holding of just under 10 hectares. The two additional parcels of land are held under grazing licences for 36 months commencing

in August 2020 and February 2021 respectively. The applicant uses all three parcels of land for the production of hay and haylage which is sold for commercial purposes, but the exact number of bales produced varies depending upon the weather. However a holding of this size produces between 1,760 and 2,200 bales during a good cut (an average of 80-100 bales per an acre) and about 1,320 bales in a poor year (60 bales per acre). The business relies upon hay and haylage being taken from all fields in order to ensure it remains profitable and as such the fields are managed as one agricultural unit. None of the fields have any storage facilities but, as the field the subject of this application, lies close to the applicant's home of Oaklea, it is argued that it would be appropriate for the storage facility to be located here.

11.3 The key considerations are:

- the need for the barn and the implications for policy DP50
- its scale and design
- whether there would be any impact on the amenities of adjoining residents
- whether there would be any impact on ecology in the area

11.4 Policy DP50 supports the erection of agricultural buildings where there is a functional need for the building and its scale is commensurate with the need and its setting in the landscape; it is designed for agriculture; it relates physically and functionally to existing buildings associated with the business; and would not involve a large or obtrusive structure or generate a level of activity which would have a detrimental effect on the National Park.

11.5 Given the nature of the agricultural business of cutting and then storing hay, it would seem appropriate for a barn to be erected to assist with that storage. The site at Oaklea represents the largest of the parcels of land and, due to the fairly modest scale of the building (126 sqm) and height of just over 4.5m, coupled with its location to the rear of an existing stable building, it is considered that it would be an appropriate size for the level of agricultural activity and its setting in the countryside.

11.6 The materials proposed for the hay barn would be concrete with metal sheeting above and, while not particularly attractive, they would be functional and appropriate for the nature of the use of the building for agricultural purposes. The barn is also considered to be of a suitably small scale (as referred to above) and therefore is not considered to have a significant impact on the wider landscape of the National Park. The comments of the Parish Council are noted, but it is considered that, in this case, the materials would be acceptable in this location.

11.7 The site lies to the rear of residential development; however the fields are already in an agricultural use and therefore are likely to be subject to working machinery. Because the agricultural

business is split between three sites, this could give rise to additional movements due to the need to bring additional bales to the site but, given the location close to the B3080, it is not considered that the additional traffic movements would be excessive or result in a detrimental impact on the amenities of adjoining dwellings. The development would therefore comply with policy DP50.

- 11.8 Due to the nature of the land use, it is not considered that there would be any significant impact on ecology or protected species. 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 nos: PN2 and PN1 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 external facing materials to be used in the development shall match those set out in the application form, unless otherwise agreed in writing by the New Forest National Park Authority.

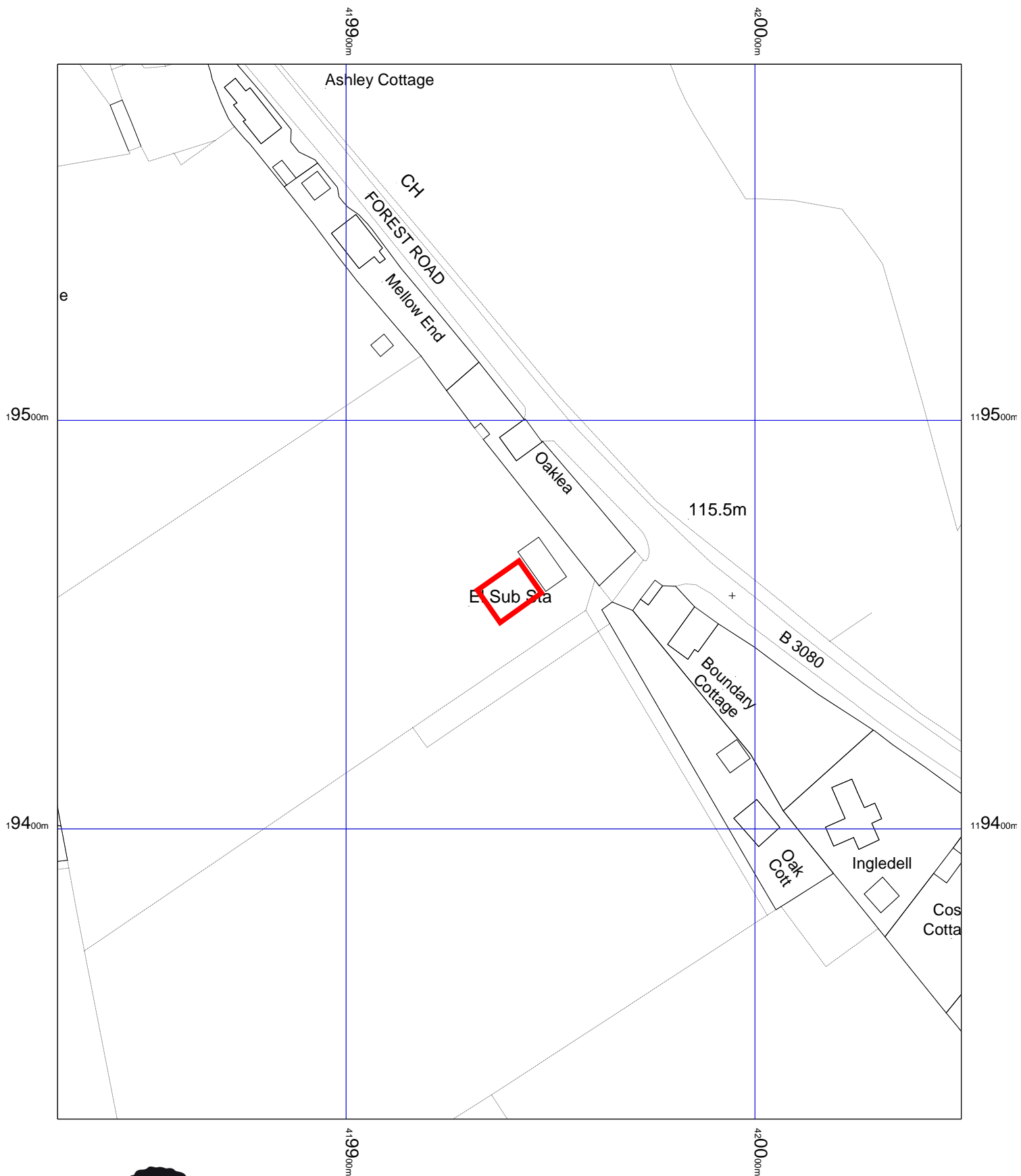
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should the building no longer be required for agricultural purposes, it should be demolished, all materials removed and the site restored to its original condition.

Reason: The building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP50 of the adopted New Forest National Park Local Plan 2016- 2036

(August 2019).

- 5 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

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 03/08/2021

Ref: 21/00524

Scale: 1:1250

© Crown copyright and database rights 2021 Ordnance Survey 100014703

