

Application No: 21/00169/FULL Full Application

Site: Oak House, Milford Road, Everton, Lymington, SO41 0JD

Proposal: Replacement stable building; septic tank; demolish existing stables

Applicant: Mr Cross

Case Officer: Carly Cochrane

Parish: HORDLE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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

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

Hordle Parish Council: Recommend refusal:

- this was inappropriate development of the site and concern was raised that the previous stables had no planning permission
- supports the neighbours concerns

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 One letter of objection received on the following grounds:

- permission for the original stables was granted with a personal condition in relation to a charity; when the charity left the site, the removal of the stables was never enforced
- do not see the need for bigger stables, as those in situ have remained unused since the departure of the charity
- assume current application is intended for an equestrian livery business or is a first step to creating a residential letting
- previous planning application refused and dismissed at appeal for a new residential holiday letting - concerns in relation to septic tank
- concern with regard increase in traffic

10. RELEVANT HISTORY

10.1 Retention of stable block, tackroom and store; change of use of land to recreational horsekeeping (14/00467) granted on 14 August 2014

11. ASSESSMENT

11.1 The application site is accessed from the A337 and is located to the north west of Efford Park, with the western site boundary comprising the boundary of the National Park. The wider property comprises a detached dwelling with an existing 'L' shaped stable block and associated buildings to its north. The existing stables are constructed of timber, and benefit from a water and electricity supply.

11.2 By way of background, the existing stable block and associated buildings were granted permission in 2014. These buildings were in-situ prior to the dwelling (Oak House) being constructed. As such, a personal condition was attached to the permission which required that the buildings only be used for the keeping of horses belonging to or under the direct control of the applicant at the time. The condition required that when the premises ceased to be used by the applicant, the use of the stables and buildings should also cease, and the land only be re-used for a purpose which has the benefit of planning permission. As part of that application, the use of the land for recreational horse keeping was also assessed, and due to the location of the site in relation to the open forest, the use of the land was not considered to result in any undue loss in back-up grazing. It was also not considered that the recreational use of the site would result in any adverse impact

upon neighbouring amenity, nor would there be any exacerbated highway safety issues arising.

- 11.3 This application seeks planning permission for the erection of a replacement stable block, sited to the east of that existing in order to be clear of the Root Protection Areas (RPAs) of mature trees along the western site boundary. The proposed replacement stables would measure approximately 19 metres in width, 6 metres in depth, 2 metres in height to the eaves and 4.2 metres in height to the ridge. The building would be constructed using black stained timber horizontal weatherboarding and comprise a natural slate roof. There would be openings upon the rear elevation, with black stained timber shutters, and stable doors upon the front elevation. Internally, there would be four loose boxes, with a tack room and hay store, and a W.C. The plans were amended in order to omit a shower, however they still include the installation of a septic tank and soakaway in association with the W.C, due to the distance from the main dwelling. The existing 'feed store' building would remain.
- 11.4 Policy DP52 of the Local Plan sets out that permission for stables will be granted provided that the building is sensitively sited to be unobtrusive in the landscape; simple in appearance and modest in scale; constructed of appropriate materials; and located close to existing buildings.
- 11.5 Both the existing and proposed buildings are set against a woodland backdrop, with agricultural fields and paddocks to the east. The property does not adjoin the open forest or public land, and therefore it is not considered that the proposed replacement stables would appear unduly dominant within the landscape. The stables, whilst not of an insignificant width, would not be of a scale which is considered inappropriate given the provision of four boxes and a tack and feed room. The use of natural materials, stained in a dark colour is considered appropriate for the type of development, and would also aid in the building appearing less prominent within the landscape. Whilst the stables are not located in close proximity to the main dwelling or any of its domestic outbuildings, the feed store building would remain, and it is to be remembered that this application is for a replacement building. Overall, it is considered that the proposal adheres to the criteria of Policy DP52.
- 11.6 Concerns have been raised by the occupiers of a neighbouring property; these concerns have been supported by the Parish Council. The concerns relate to the potential use of the stables either for commercial livery or habitable purposes, particularly due to the inclusion of a W.C and shower with septic tank and soakaway. As set out in paragraph 11.3 of this report, the shower has been removed from the plans. The provision of a W.C is considered reasonable and acceptable, particularly given the distance of the stables from the main dwelling. Further, no

mention of either use is detailed within the submitted Design and Access Statement, and as a matter of course, a condition would be attached to ensure that the stables are only used for the benefit of the applicant, and not for any commercial purpose. Concern has also been raised in relation to an increase in traffic movements should the use of the stables not be for private purposes. Whilst, as aforementioned, such a commercial or other use is not being proposed, the stables subject of the previous application (14/00467) were used for charitable purposes, and it was anticipated that there would be visitors arriving up to four times per week. It was considered that this would not result in any significant adverse impact upon highway safety or upon neighbouring amenity, particularly given that the only access to the site is shared with the commercial uses at Efford Park. This remains the case.

- 11.7 The application has been accompanied by a Tree Protection Plan and a Preliminary Roost and Nest Assessment. Whilst the trees on site are not protected, the submitted plan would ensure that the trees are not compromised by the development to the detriment of the visual amenity of the area and health of the trees. The Preliminary Assessment found no evidence pertaining to bat species, and the site was assessed as having negligible roosting potential. Further, no evidence of nesting birds was found. However, potential for bats and birds does exist within the surrounding trees; their protection is therefore also important in respect of local ecology. It is considered reasonable to condition that the trees are protected in accordance with the plan submitted, and an informative with regard to bats should be added in order to make the applicant aware of the legal duty should any evidence of bats be found during the course of the development.
- 11.8 It is therefore recommended that permission be granted, subject to conditions.

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: 020/P/S/0.1 Rev A, 020/P/0.3 Rev A, 020/P/2.2,

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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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 external lighting other than that hereby approved 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).

- 5 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).

- 6 No mobile field shelter, structure or building shall be erected or situated on the land edged red 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).

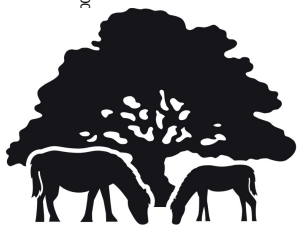
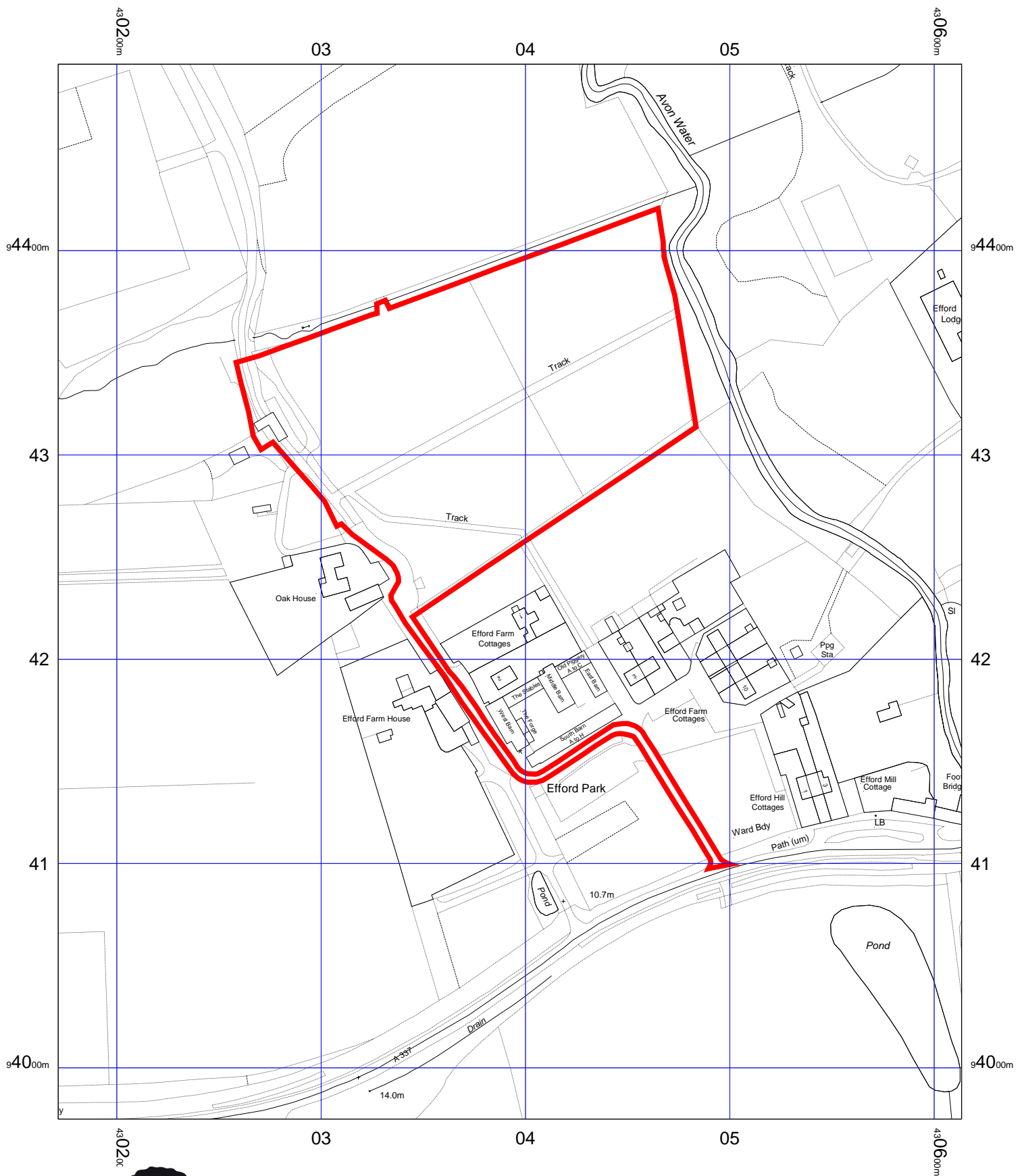
- 7 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures

set out in the submitted Tree Protection Plan.

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).

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.
- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



NEW FOREST
NATIONAL PARK

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Date: 25/05/2021

Ref: 21/00169

Scale: 1:2500

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