

**Application No: 21/00982/FULL Full Application**

**Site:** Top Corner, Plot 2, Petlake Farm, Ringwood Road, Bartley, SO40 7LA

**Proposal:** 1.2 metre high fencing; gates; extension to track to provide turning area (AMENDED PLANS)

**Applicant:** Mrs Greenaway

**Case Officer:** Ann Braid

**Parish:** NETLEY MARSH

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Tree Preservation Order

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
SP17 Local distinctiveness  
DP50 Agricultural and forestry buildings  
SP6 The natural environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
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**

Netley Marsh Parish Council: AMENDED PLANS

Recommend refusal, for the reasons listed below:

There are concerns about this application, it is felt that NFNPA need to consider an overall plan for this site and have a consistent approach for the whole site.

## **8. CONSULTEES**

8.1 Tree Officer: No objection

8.2 Highway Authority (HCC): No objection.

## **9. REPRESENTATIONS**

9.1 Eight letters of support commenting:

- The proposed uses are suitable.
- The land has been divided into fewer plots than originally anticipated.
- Re-wilding and tree planting should be supported.

9.2 Nine letters of objection on the following grounds:

- The land is not suitable for year-round use; it is waterlogged in winter.
- The land is not unused, it is suitable for hay and silage and has produced a good hay crop in the past.
- Subdivision would have a visual impact.
- Permanent structures would have a visual impact.
- The proposal would be a precedent for other plots.
- Fencing should not be allowed.
- The proposed fencing is unsuitable for livestock.
- The hard standing is no use without a building and is the right size for a mobile home.
- The access is dangerous.
- The proposals are excessive for such a small field.

## **10. RELEVANT HISTORY**

10.1 None

## **11. ASSESSMENT**

11.1 The site comprises a field of 0.68 hectares which slopes up from the road and is currently laid to grass. The land was formerly part of a larger field which has been used as winter grazing and for the cutting of a hay/ silage crop. The field has been recently sold to individual owners as 'leisure plots' although no consent has been granted for any use on the land other than agriculture. There is an Article 4 Direction which relates to the land, and requires that planning permission should be sought for any form of fencing on the land.

- 11.2 The proposal is for an extension to the track to provide a parking and turning area, as well as fencing around the land in the ownership of the applicant. Permitted development rights to fence the land were withdrawn following the acquisition of the field by multiple owners, in order to prevent the visual impact of an excessive number of fences. This application is for 1.2 metre high post and wire fencing around the site, except along the road frontage where the height would be one metre. It is also proposed to extend the existing overgrown track, to provide a turning area, to be surfaced in hoggin.
- 11.3 The supporting statement indicates that the fencing and hard surfacing are required for agricultural purposes, and that bee hives and a pair of rare pigs are to be kept on the land. It is also proposed to plant an orchard. The applicant also wishes to delineate the land in her ownership. Policy DP50 of the adopted Local Plan states that permission will be granted for agricultural development where there is a functional need for it, and where the scale of the proposal is commensurate with that need. None of the proposed agricultural uses are currently taking place on the land which remains part of a larger field of grass.
- 11.4 The track and area of hoggin are considered to be reasonable, given the low-key agricultural use described in the supporting statement. The area of hard surfacing is the minimum required for the applicant to access her land safely and start using it for the proposed agricultural uses. The area of hoggin would be located within the site and screened from the road by the existing boundary trees. It would be sufficiently far from the protected belt of trees as to have no adverse impact. The proposal would therefore accord with Policy DP50 which relates to agricultural development.
- 11.5 The Parish Council object to the development and would welcome a comprehensive plan for the whole of the original single field. However, the site is now legally owned by several owners, each of whom may have their own ideas for the agricultural use of their plots. Provided the development applied for would be acceptable in planning and landscape terms, a consistent approach could be taken to development proposals from each of the owners and there would be no need for a comprehensive plan. The Highway Authority has raised no objection to the use of the existing access.
- 11.6 The Article 4 Direction which relates to the entire field was designed to establish control over the type of fencing that could be erected across the field. It does not mean that no fencing will be allowed, but it enables the Authority to consider proposals to enclose portions of the land on their planning merits. Whilst the individual fencing of multiple smaller properties could change the character of the field and have an impact on the visual amenity of both the conservation area and the wider National Park landscape, the proposed fence is low key, visually permeable and

appropriate to the agricultural nature of the locality. The extension to the track would allow the applicant to turn vehicles within the site and park on an area of permeable surface. It is therefore considered that the proposal would therefore accord with Policies SP16 and SP17 which relate to impacts on the conservation area and the wider National Park respectively.

## 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.

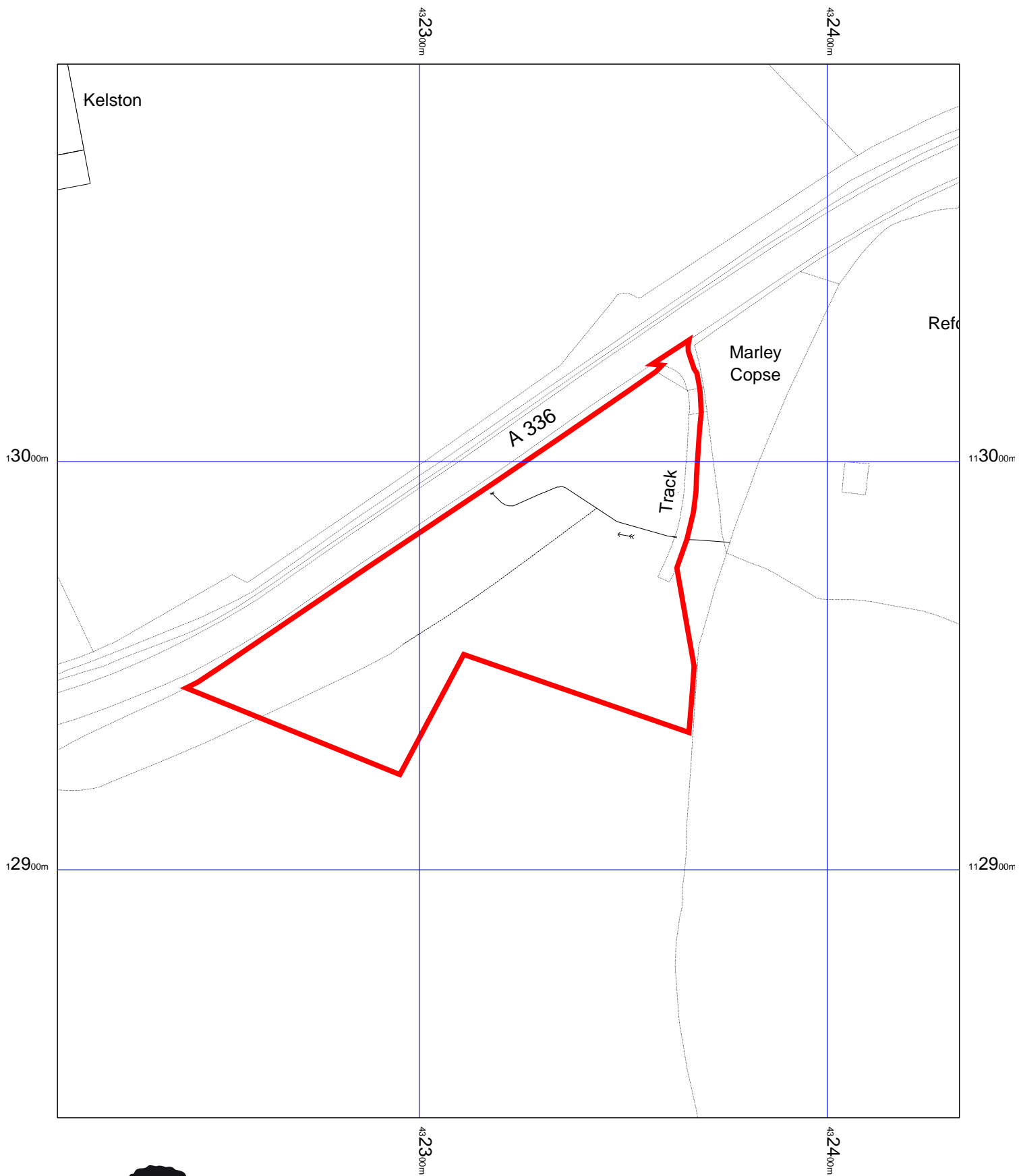
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with drawing numbers: PLF-RH-ZZ-XX-DR-A-4002-PL, PLF-RH-ZZ-XX-DR-A-2004-PL-P1, Rev C, PLF-RH-ZZ-XX-DR-A-2002-PL Rev B and PLF-RH-ZZ-XX-DR-A-2001-PL-P5 Rev B. 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 development in accordance with Policies SP16, SP17 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 The materials to be used in the development shall be as stated on the application form and drawings hereby approved, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the development in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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