

Application No: 22/00383/FULL Full Application

Site: Clubhouse, Strawberry Fields, East Boldre, Hampshire, SO42 7PD

Proposal: Replacement building; removal of fire damaged remains of existing building

Applicant: Beaulieu Settled Estates

Case Officer: Liz Marsden

Parish: EAST BOLDRE

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
SP39 Local community facilities
SP17 Local distinctiveness
DP18 Design principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide 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

East Boldre Parish Council: Two parts:

- i. For removal of damaged remains of existing building: Recommend permission for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under

their delegated powers. The site presents a high health and safety risk and should be demolished as a matter of urgency.

- ii. For the replacement building application: Recommend refusal. Originally the Legion Building fell into disuse – the village has other adequate provision for public meeting places and we seek further consultation on intended use of the site.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Single storey extension (03/78199) granted on 07 July 2003

10.2 Enclosure of veranda to form entrance hall (01/71559) granted on 22 June 2001

10.3 12 dwellings, car ports, British Legion building and new access (94/54674) granted on 13 March 1995

11. ASSESSMENT

11.1 The application site is an area of around 0.24ha located off Strawberry Fields, a cul-de-sac leading to a development of 12 houses to the north. The houses are separated from the site by open grassed areas to either side of the road and there is a further field to the south, extending from the site to the junction of Strawberry Fields and Cripplegate Lane. The former club building was set towards the rear of the site and the remains of the building, which was extensively damaged by fire in 2021, are still in place, with wire mesh having been erected around it. It is not within the conservation area, but located adjacent to it.

11.2 The proposal is to demolish the remains of the damaged structure (which requires planning permission due to its size) and replace it with a new building in the same location and of the same design and dimensions. There can be no objection to the removal of the existing building, which is an eyesore and potentially hazardous, and therefore the key consideration is whether there have been any material changes to circumstances or policy that would result in the building and its use being inappropriate in this location.

11.3 The site is located in the open countryside where new development is strictly controlled in order to conserve and enhance the special qualities of the National Park. Amongst the form of development that is allowed is, under Policy SP39, the

development of essential local community facilities, where the proposal is of clear and direct benefit to the local village or rural community. In this case the proposal is not for the introduction of a new community facility, but the replacement of a former facility and would therefore amount to the retention of an existing community facility which is also supported by the policy.

- 11.4 The Club was originally allowed as a replacement for a Royal British Legion Club that served East Boldre and Beaulieu and which was located in Beaulieu. At the time that permission was granted for it in 1994, it was understood that there was considerable support for the proposal from local residents. The applicant's Design and Access Statement states that the building will be used to provide a community hall for local gatherings. It is understood, from the Parish Council comments, that the club had fallen into disuse prior to the fire damage and that there are alternative meeting places in the village to serve community needs and therefore no requirement for the club building to be reinstated. Further information has been sought from the applicants as to what use they hope to make of the site, but this has not been forthcoming.
- 11.5 In terms of impact, it has been accepted previously that the design, size, scale and location were acceptable in this location. The building was an 'L' shaped, single storey structure, with a footprint of around 380 square metres in area and a shallow pitched roof, the maximum height of which is 4.5m. The original building was clad in feather edged timber boards and the proposal would be the same. It is set back from the road, with intervening hedging, and is not intrusive in the street scene. The replacement with an identical structure would therefore be no more visually intrusive or unacceptable in this location. Similarly, the appropriateness of the use of the building and site as a clubhouse/meeting hall has been established. It is not therefore possible to contend that the potential impact from the proposed development, in terms of its visibility or use would be so significant as to justify a refusal on this basis.
- 11.6 Furthermore, it is noted that, whilst the Parish Council refer to the building as having fallen into disuse, it does not appear that, before the fire, as having been in a state of disrepair to the extent that it had become unusable. It was still therefore capable of functioning as a community facility. The current application does not seek to enlarge or otherwise alter the premises, but instead proposes to restore the previous status of the building. It is understood from the agent and various newspaper articles that the intention is not to rebuild immediately, but since permission is require to demolish the existing structure, the application has been submitted for its reinstatement at well. By carrying out the demolition and clearance of the site, the application, if granted, would effectively be implemented and the building could be constructed at any time thereafter. In most circumstances, there is

a three year period for the implementation of an application, but, given the existing hazardous condition of the building and potential implications for health and safety, it is considered to be appropriate to require the demolition and clearance works to be completed in a shorter space of time and a condition to this effect should be included.

- 11.7 It is recognised that there are other community facilities in East Boldre, most notably the village hall on Main Road which has recently obtained consent for a significant enlargement to incorporate a village shop/post office and improved facilities, yet to be implemented. That building has been used as a village hall for around a 100 years and was in use when the British Legion club building was granted permission. It has therefore been accepted previously that the local community was capable of sustaining more than one facility and, in the absence of any change in policy or other material circumstances, it cannot be concluded that there would be no community requirement for the replacement club and it is not considered that it would be possible to sustain a refusal on this basis.
- 11.8 The proposed development seeks to reinstate a former community facility, which has been recently and accidentally destroyed. It has been demonstrated that it can be accommodated on the site without undue harm to the character and appearance of the area or neighbour amenity and the proposed removal of the existing structure from the National Park landscape is welcomed. Overall, it is considered that the proposal is in accordance with Policies DP2, SP17, DP18 and SP39 of the Local Plan.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The remains of the building shall be demolished and all debris cleared from the site, to the satisfaction of the National Park Authority, within 6 months of the date of this permission.

Reason: To ensure that the site is restored to an acceptable state in the interest of the visual amenities of the area and to accord with policies DP2, SP17 and DP18 of the New Forest National Park Local Plan 2016-2036 (August 2019)

- 2 Development shall only be carried out in accordance with plans:

DR1	- Location plan
DR2	- Block plan
SF001 Rev 0	- Proposed south and east elevations

SF002 Rev 0 - Proposed north and west elevations
SF003 Rev 0 - Proposed floor plan

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 be as set out in section 9 of the submitted 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 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any statutory instrument revoking and re-enacting those Orders with or without modification, the building hereby permitted shall only be used as a Class F2 facility for local community uses and for no other purpose without express planning permission first being obtained.

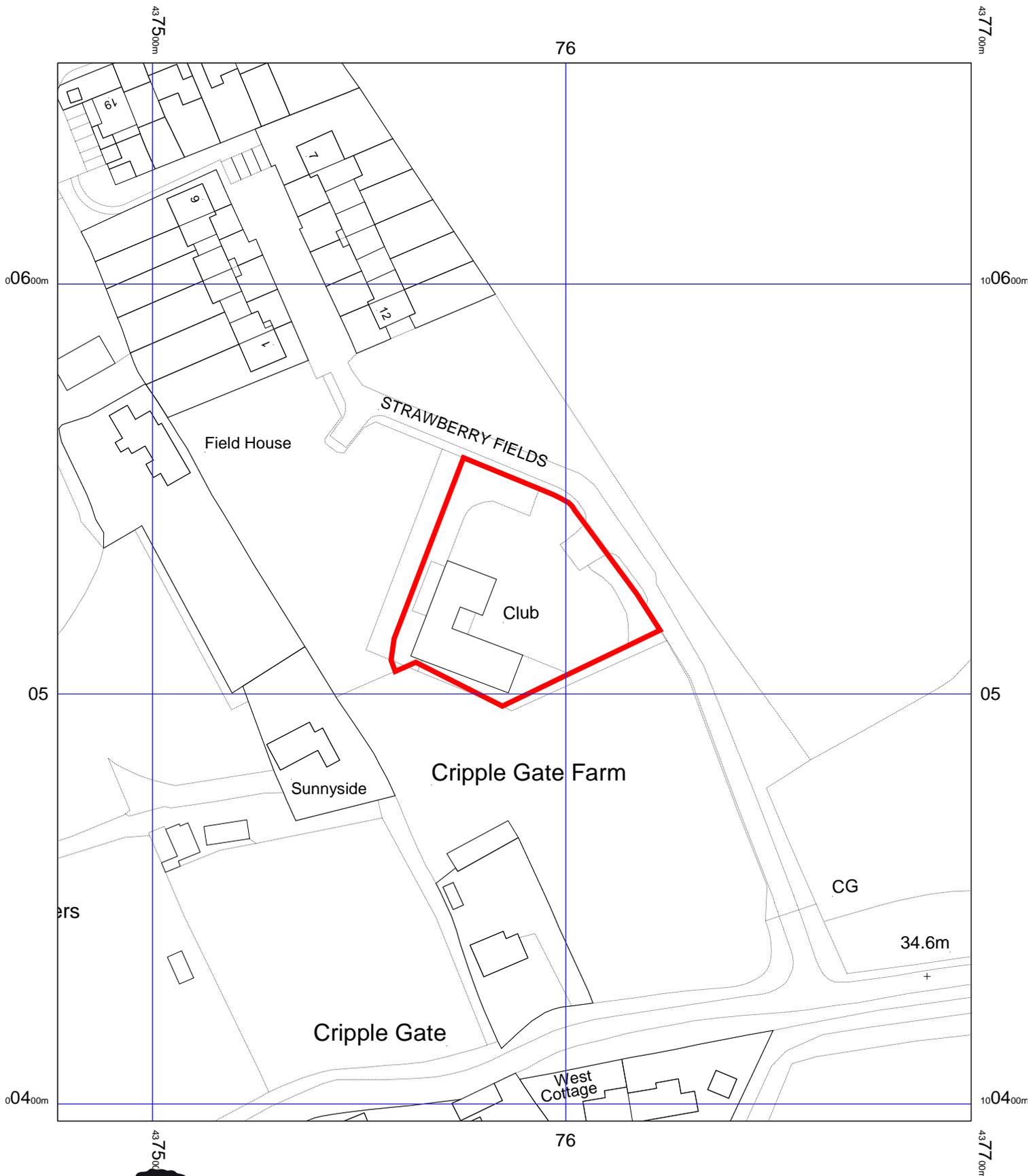
Reason: The building is only justified on the basis that it is for a community use and in accordance with Policy SP39 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 No activity shall take place on the site in connection with the approved use other than between the hours of 0900 and 2320.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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).



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