

Application No: 22/00240/FULL Full Application

Site: Oak Cottage South, Lyndhurst Road, Burley Lodge, Burley,
Ringwood, BH24 4HS

Proposal: Creation of access track and hardstanding

Applicant: Mr Goldfinch

Case Officer: Claire Woolf

Parish: BURLEY

1. REASON FOR COMMITTEE CONSIDERATION

Applicant related to a member of staff
Previous committee consideration

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
DP2 General development principles
SP17 Local distinctiveness
DP18 Design principles
SP48 The land-based economy
DP50 Agricultural and forestry buildings
SP15 Tranquillity

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Burley Parish Council: Happy to accept the decision reached by the
National Park Authority's Officers under their delegated powers.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Application under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 in respect of proposed hardstanding, (21/00741) withdrawn on 31 August 2021.

10.2 Application under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 in respect of proposed hardstanding, (21/00847) determined planning permission required 15 October 2021.

11. ASSESSMENT

11.1 Members will recall that this application was deferred at the last meeting to seek additional information and clarification with respect to the track length, field shelters, boundary treatments and muck heap. Further information from the applicant and an amended plan have now been received.

11.2 To recap, Oak Cottage South is a semi-detached dwelling located outside of the National Park's conservation areas and defined villages. It is accessed from a long gravel track from the Lyndhurst Road in Burley. The application site is located to the north of the associated property and the field amounts to 3 hectares. It is bound by mature hedging on the western boundary. The application field comprises grazing land and is not subject to any environmental designations.

11.3 Permission is sought for a hoggin access track leading to a hoggin hardstanding measuring 20 metres by 25 metres. The applicant has now reduced the length of the track to 15 metres from 30 metres (the width of the track would be 4 metres). The hardstanding would be hoggin at a depth of 3 inches with 8 inches of hardcore below to allow the applicant to bring forest run stock out of the wet and onto dry ground to be fed and cared for. The yard would be fenced to contain the stock. The hardstanding would allow sufficient space for storage of forage, a turning circle for a tractor and trailer and be of a sufficient size for animal handling. The wider site accommodates the applicant's field shelters which are used for animal handling and medical treatments (not the subject of this application – see further

clarification below). No external lighting is proposed.

- 11.4 The reduced length of the track would still avoid the large oak tree on the western boundary of the property and bring the hardstanding area closer to the host property whilst maintaining an appropriate distance to limit any noise, odour and activity from the hardstanding.
- 11.5 In relation to the field shelters, the applicant has provided a further statement:
- “In relation to the structures, both the field shelter and stable unit are mobile structures, mounted on skids to allow them to be moved as required. The field shelter is moved regularly through the autumn and winter months to avoid poaching around the entrance to the shelter and to avoid inclement weather. The stables currently offer emergency/relief accommodation for mares and foals, and injured animals when required. The stables would be relocated to the yard area if close care is needed of any animals but will also act as additional field shelter during the winter. The use of these structures is dependent on weather/ground conditions, animal health and availability of forage. The movable temporary nature of the structures makes them suitable for the variety of roles that they are required to meet. The structures will be moved before the yard is laid and will not form part of the yard and have not been included within the plans as the proposal. The shelters are moved around the holding as required in line with weather/ground conditions, stocking density, feeding requirements.”
- 11.6 On this basis, the buildings are considered to be moveable structures and do not need to form part of this application.
- 11.7 With regard to boundary treatment, the applicant has now removed the proposed hedge planting. The yard would be bordered by a post and rail fence. For clarity the trackway would not be fenced. A landscaping condition is still considered appropriate to agree final details. Finally, the applicant has also confirmed that he uses an existing muck trailer which can be moved and emptied weekly.
- 11.8 The proposed development is required for the purposes for the sorting of cattle and New Forest ponies for grazing the National Park, foot trimming, worming and other medical procedures. The animals are held at the site to allow this work to be carried out before being turned out onto the forest.
- 11.9 As before, the property is let to the applicants on the basis of them carrying out commoning on the land as detailed in a letter from Forestry England. The application is accompanied by a letter of support from Celtic Equine Veterinary Practice Limited. Policy DP50 of the adopted local plan sets out that agricultural

development will be granted where there is a functional need for it and where the scale of the proposal is commensurate with its need and setting in the landscape. In addition, Policy SP48 supports the land-based economy including the future viability of commoning. There are no other suitable yard areas within the applicant's control which would suit these purposes.

- 11.10 With the additional information and amended plan, the proposed track and hardstanding are considered to be reasonable, given the commoning activity described within the supporting statement.
- 11.11 It is recommended the application is granted subject to conditions relating to landscaping, restricting external lighting and limiting the use of the hardstanding to agricultural / commoning use only.

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: 9907.101 Rev P2, W16713-05.
- 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 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).
- 4 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New

Forest National Park Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

If any trees, shrubs or planting are removed, die or become seriously damaged or diseased, they shall be replaced in the next planting season with another of similar size and species, unless the National Park Authority gives written consent to any variation.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

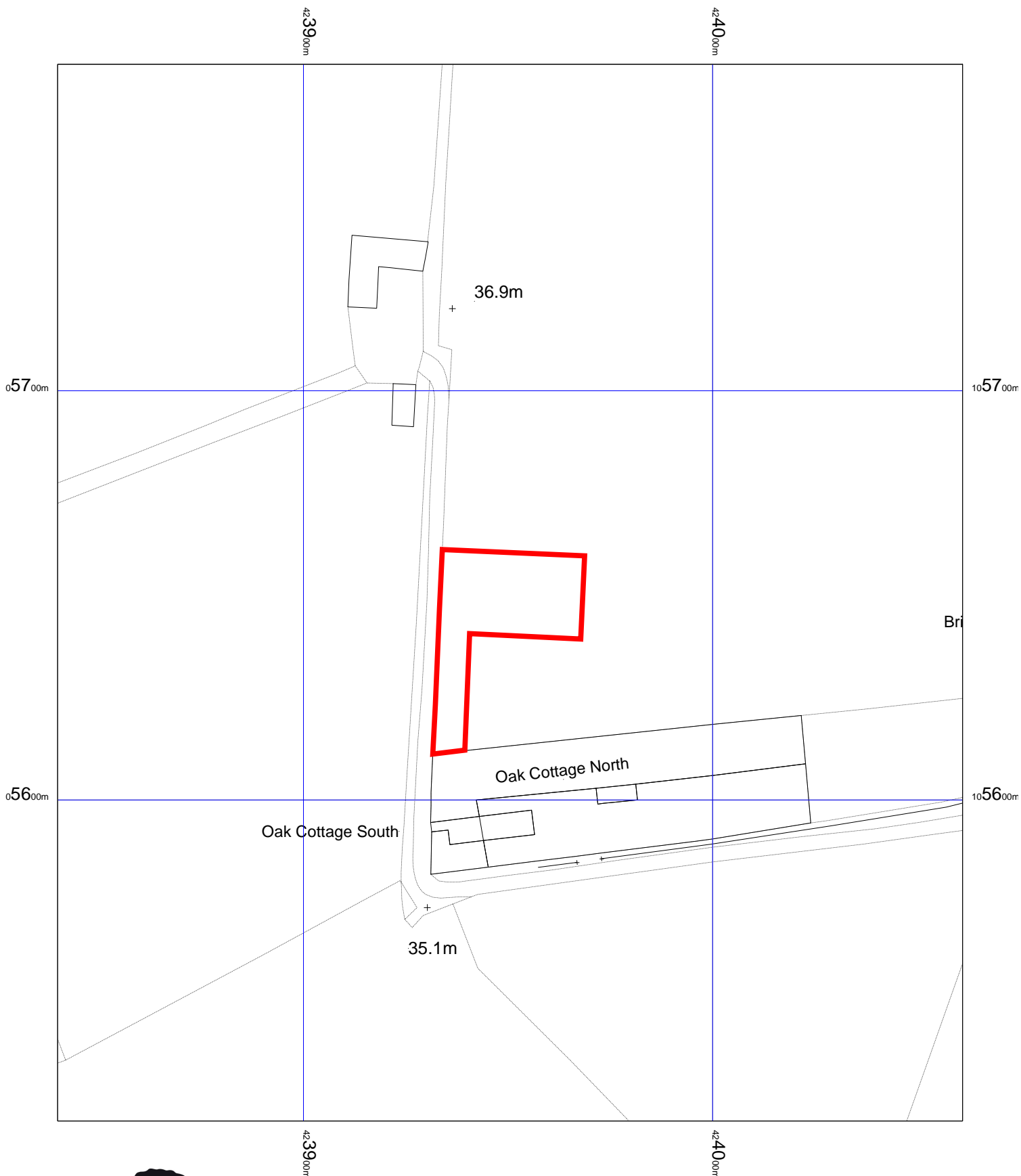
- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 The hardstanding the subject of this permission shall only be used for agricultural or commoning purposes and for no other commercial, business or storage purposes whatsoever. If in the future the hardstanding is no longer required for agricultural or commoning purposes, the hardstanding shall be removed and the land restored to its former condition within three months of the cessation of the agricultural / commoning use, unless otherwise agreed in writing by the Planning Authority.

Reason: The hardstanding is only justified on the basis that it is necessary for Commoning in accordance with Policy DP50 and Policy SP48 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: 02/08/2022

Ref: 22/00240

Scale: 1:1250

Amended red line plan to be
displayed at meeting



© Crown copyright and database rights 2022 Ordnance Survey 100014703