

**Application No:** 24/00113FULL Full Application

**Site:** Land East of Bennetts Lane, Bennetts Lane, Burley, Ringwood  
BH24 4AT

**Proposal:** Replacement field shelter and field store (demolition of existing)  
(AMENDED DESCRIPTION AND PLANS)

**Applicant:** Mr G Hart

**Case Officer:** Lindsey Chamberlain

**Parish:** Burley Parish Council

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. POLICIES**

**Development Plan Designations**

Conservation Area

**Principal Development Plan Policies**

DP2 General development principles  
DP18 Design principles  
DP50 Agricultural and forestry buildings  
DP51 Recreational horse keeping  
DP52 Field shelters and stables  
SP7 Landscape character  
SP15 Tranquillity  
SP16 The historic and built environment  
SP17 Local distinctiveness

**Supplementary Planning Documents**

Design Guide SPD

**NPPF**

Sec 2 - Achieving sustainable development  
Sec 12 - Achieving well-designed and beautiful places  
Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

### **3. MEMBER COMMENTS**

None received

### **4. PARISH COUNCIL COMMENTS**

Burley Parish Council: Recommend refusal for the reasons listed below:

- The existing shelter contains no provision for any safe storage and cannot, therefore, represent an extant 'field store'.
- The paddock is 0.75 acres, less than the minimum recognised area required for keeping one pony or sufficient for exercising four goats.
- The existing field shelter can readily be seen over/ through the steel gate entry to this paddock. The proposal is 50% greater in overall height and prominence than that of the existing, thus more visible and obtrusive. This is contrary to DP50.
- The store, static farm type of full height double doors (of the domestic garage type) plus matching double pitched roof is capable of securing accommodating vehicles/equipment and possible animal feed storage within this enclosed space.
- The keeping of goats in the details of this application does not demonstrate that such animals can be reasonably expected to flourish safely.
- Inappropriately positioned for a publicly viewable rural setting.
- Function appears overtly as a domestic outbuilding.

### **5. CONSULTEES**

Landscape Officer: Comment

The reduction in size of the proposed shelter from 3 bays to 2, reduction in height from 4.3 to 3.8m and the proposed location closer to the existing access gate will reduce the visual impact on the location. These changes in the proposals will help to conserve and enhance the landscape character of National Park and are supported.

### **6. REPRESENTATIONS**

29 objections:

- Suburbanisation of Burley, setting a precedent, only a like-for-like structure should be permitted.
- Concern over the requirement for the storage element of the proposal, noting that the applicant's garage or outbuildings would suffice.
- The size and scale of this proposal is viewed as inappropriate, visually intrusive at 3.8 metres, detracting from the ambiance of the area.
- Concern over Government proposals that agricultural buildings may in future be able to be converted/rebuilt into dwellings. The enclosed aspect of the proposal suggests permanent and suburban structure with the inclusion of garage doors.

- Concern over the classification of this proposal, agricultural outbuilding or field shelter and store and as aforementioned concern over possible conversion.
- Concern over the moving of the structure as sited on metal skids.
- Goats are cited as being housed on the site; concerns are raised over the need.
- Need for the store, given the main dwellinghouse is located across the access road.
- Suitability of the paddock for livestock, specifically four goats, overgrazing and management, nitrate waste.
- Orientation of the shelter due to prevailing winds.
- Concern over rainwater and drainage, given Southfield Lane/ Bennetts Lane floods.
- Concern over overhead powerlines.
- Original siting of the proposal in the south-western corner, security and safety any livestock should be closer to the applicant's main dwelling and that of the access gate.
- Original proposal noted as not being simple in appearance or modest in scale being 50 sq. metres in floor area and 4.3 metres in height, 5 times greater than the existing.

## **7. RELEVANT HISTORY**

The following applications related to Cob Cottage:

Conservatory; upstand; attached garage; demolition of existing garage (12/97477) granted on 12 July 2012.

Attached garage (demolish existing detached garage) (NFDC/97/62266), granted on 16 October 1997.

Add bedroom, study, shower on ground floor & extend garage (NFDC/89/40902) granted on 30 March 1989.

Add study & bedroom with bathroom & box room over & new gge (NFDC/88/40091) refused on 20 January 1989.

## **8. ASSESSMENT**

### **Application Site**

- 8.1 The application site is a parcel of land, approximately 0.75 acres, on the eastern side of Bennetts Lane within the Conservation Area, approximately 168 metres from ancient woodland, Ramsar, SPA, SAC and SSSI sites. The site is lined with a well-maintained hedge and access is provided to the site via a 5-bar gate to the north-west of the site, opening on to Bennetts Lanes between Fairfield Cottage and Dolls Cottage. The applicants own Cob Cottage, a non-designated heritage asset (NDHA), that is located closest to the northern aspect of the site, this is currently their holiday home. However, the supporting documents advise this will be their permanent home together with their four goats. There is currently a field shelter on the site, that has a footprint of

approximately 15 sq. metres, this field shelter is constructed of timber with a metal corrugated roof.

## **Proposed Development**

8.2 The plans have been amended following consultation and the proposed replacement would be located in the same location of that already in existence, to the north of the site, closest to the access gate. The proposal has been reduced in floor area to 33 sq. metres, however, would be an enlargement on the existing field shelter. The proposal is for a field store to house hay / machinery and also for an attached open field shelter. The materials to be used are Norwegian spruce timber cladding and the pitched roof amended to be timber shingles. The length of the proposal would be 7.9 metres and width 4.2 metres with a height of 3.8 metres to the ridge. Double doors are proposed to the east elevation, the side closest to the access road, allowing access into the field store. No concrete base is proposed, with the proposal being sited directly on to the field, on metal skids, albeit the structure is not proposed to be mobile. Lastly, a suspended timber floor may be installed for the store section of the proposal. Access would be via the existing field gate.

8.3 The key considerations when assessing this application are:

- Compliance with Policies DP52 (Field shelters and stables) and DP50 (Agricultural and forestry buildings);
- The impact on heritage assets.
- The impact on the landscape; and
- The impact on ecology.

## **Consideration**

8.4 The nature of the proposal would not fall neatly within any one policy. The most relevant policy considerations in this case are Policies DP52 and DP50. The field shelter and adjoining store are for the use of livestock owned by the residents. In relation to Policy DP52, Field shelters and stables, such structures may be granted permission whereby they are sensitively sited to be unobtrusive in the landscape and of simple appearance and modest in scale, constructed of appropriate materials. Field shelters are typically characterised by one side of the building being left open – half of this proposed building is an open sided structure with the remainder being closed, for use as storage for the livestock to be housed on the land. Policy DP50 relates to a functional need for the buildings and scale being commensurate with the need in the setting and landscape and whether the building would be designed for purposes of agriculture and not involving large or obtrusive structures.

8.5 The proposal is greater in scale when compared to the existing structure, both in terms of height, 2.8 metres to 3.8 metres and also in terms of floor area approximately 15 sq. metres to 33 sq.

metres, noting that the existing structure also has an overhang approximately 4 sq. metres in area that is not included. This proposed structure would have an impact on the Park's local character, however it is not deemed that this impact would be detrimental, given that timber is to be used in the construction and timber shingles used for the roof, thus allowing the structure to naturally blend into the surroundings. The structure would be constructed of natural materials and thus compliant with Local Plan Policies DP18 and SP17. The proposal would be sited closest to the applicant's main dwelling and on the site of the existing structure avoiding proliferation of the landscape retaining the existing access point and reducing the requirement for tracks to be laid to access the site if relocated, a concern raised in the earlier representations received. The Authority's Landscape Officer has commented and noted that the proposed location closer to the existing access gate will reduce the visual impact on the location. These changes in the proposals will help to conserve and enhance the landscape character of National Park.

- 8.6 Concern has been raised that the structure could be converted to be used as a dwelling should future laws be amended, this has not been passed in the National Park and the application must be viewed on the information before us. In order to reasonably control the use of such a structure, conditions will reasonably be applied to the proposal that the building, the subject of the application, shall only be used for the livestock belonging to the owner of the site and at no point should the building be used for habitable means. In addition, it should be noted the proposed structure has a floor area of 33 sq. metres, this is a small area that would be unreasonable to be converted to a dwelling, the conditions applied will retain the use for the purposes of livestock belonging to the owners.
- 8.7 Originally the building was located in the southwest corner, opposite the existing field entrance and under power lines where there is a footpath running adjacent along Southfield Lane, and where concerns over flooding were a consideration, this also raised the questions over how the proposal would be accessed given no track was proposed and whether an additional access would be sought of Southfield Lane. Given all these concerns, the proposal was relocated to the existing field shelter location, this would also allow for more of the paddock to be utilised for the livestock and grazing rather than being used for possible trackway to access the proposed structure.
- 8.8 The field is surrounded by a mature well-established hedge, thus in the main the structure will be concealed from view from passing vehicles and residents but clearly visible from the existing 5-bar gate that provides access to the site, the existing dilapidated field shelter that has a height of 2.8 metres can already be seen from the access road. The proposed structure is reduced in height from that originally proposed yet would be 1 metre higher than that already in existence. The structure would be sited on the location

of the existing structure, in accordance with the Supplementary Planning Guide, section 5.2. It is not sited any closer to the road, or that of local residents, thus with regards to impact to residents whilst the structure will be greater in height, the structure has been designed from timber without the use of concrete as a base material to reduce the impact on the surroundings, given the location. It is noted that the store has double doors that face the roadside, these doors are timber in construction and are not deemed to cause adverse impact as a result of their inclusion. This application refers to the keeping of livestock, however the proposal is such that should this be specific to a horse or horses, the structure would suffice. The Supplementary Planning Document notes that the height of any structure as recommended by the British Horse Society (BHS) is between 2.7 metres and 3.4 metres, this proposed structure is 0.4 metres higher to allow for the falls from the pitched roof. As noted within this supplementary planning document, point 5.7 the size and scale should be reflective of the related field, thus the revised plans only include one field shelter, albeit with an adjoining store.

- 8.9 Concern has been raised that such a structure may be mobile, due to metal skids being used, and the resultant damage that could be caused, however it is confirmed that the structure is not intended to be mobile and on metal skids to avoid disruption to the ground beneath. This also allows that should the structure no longer be used that it be removed without the need for any any substantial removal of hardcore or concrete.
- 8.10 The use of the paddock, whether for livestock in the form of goats or horses cannot be controlled by the Authority, however the reduction in size of the proposal reducing from stable, shelter and store to only a shelter and store is considered to be reasonable in view of allowing the pasture to be managed accordingly to avoid overgrazing through the ability to house a fewer number of livestock.

## **Conclusion**

- 8.11 Whilst it is noted that this proposal is a change to that currently in existence within the site, the proposal is not detrimental, and measures have been taken to reduce the scale and amend the materials such that the field shelter and adjoining store for the use of the applicant's livestock can be housed. Conditions will be applied such that the use shall only be for the applicant's own animals and at such point when the shelter and store are no longer required, they shall be removed. Overall, this application, given the amendments made is aligned to the Local Plan Policies and the National Planning Policy Framework.

## **9. 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 the following plans and supporting documents:
  - Proposed Floor Plan and Elevations, DWG No.: DSL 04 A
  - Block Plan, DWG No.: DR2
  - Location Plan, DWG No.: DR1

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 building (store) the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever.

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).

4. The building (field shelter) the subject of this permission shall only be used for the livestock 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).

5. No mobile field shelter, structure or building other than that shown on the approved plans 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).

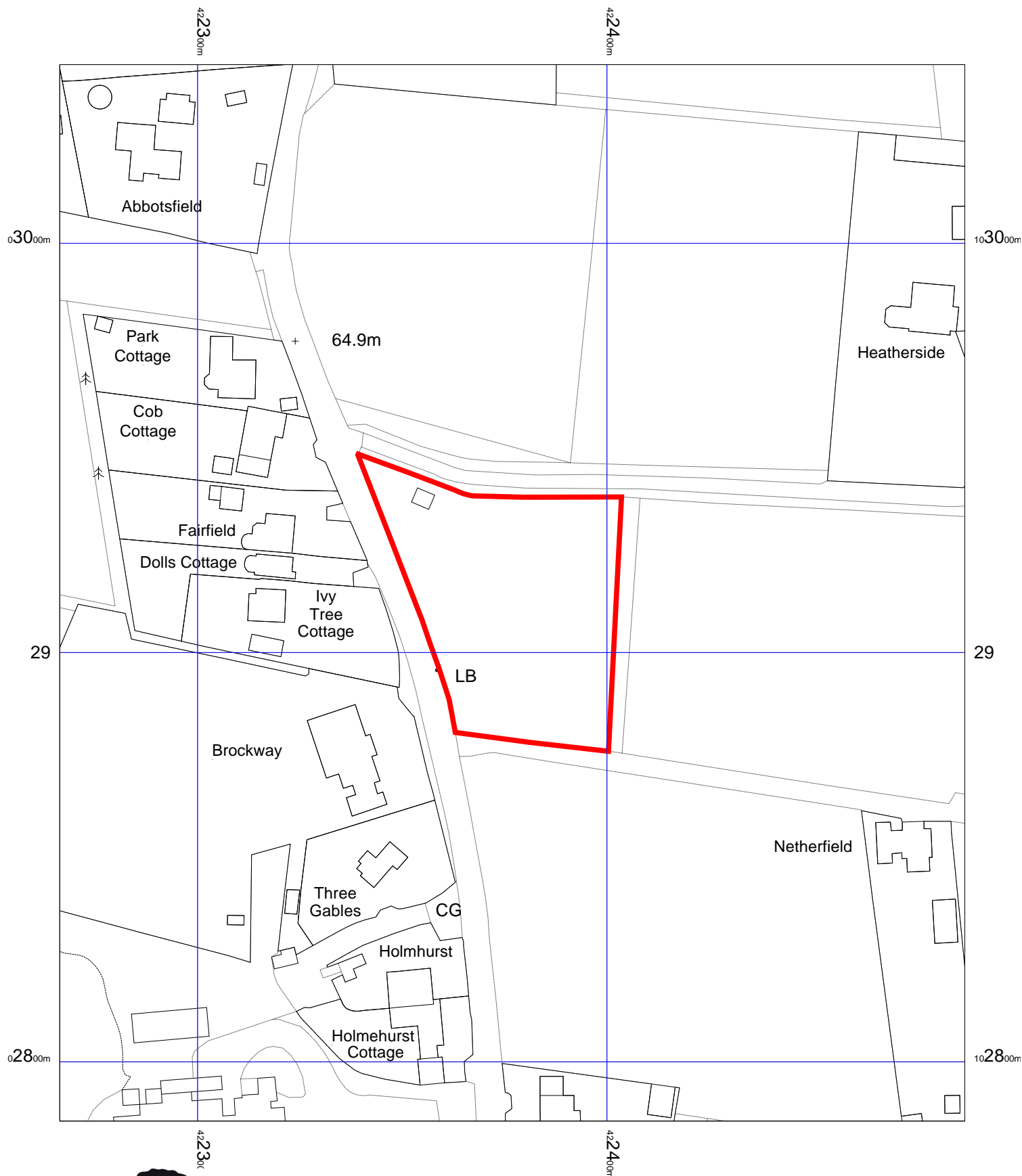
6. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

**Informative(s):**

1. Any manure stack should be sited in accordance with the 'Code of Good Agricultural Practice' in order that no risk of polluting either ground water or a watercourse.





NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

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