

**Application No:** 24/00344FULL Full Application

**Site:** Skymers, Stoney Cross Plain Road, Minstead, Lyndhurst,  
SO43 7GF

**Proposal:** Manege

**Applicant:** C Bruce

**Case Officer:** Lindsey Chamberlain

**Parish:** Minstead Parish Council

---

**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

DP53 Maneges

SP6 The natural environment

SP7 Landscape character

SP15 Tranquillity

SP16 The historic and built environment

SP17 Local distinctiveness

**Supplementary Planning Documents**

Design Guide SPD

Guidelines for Horse Related Development 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**

Minstead Parish Council: Recommend refusal.

The ecologist's report should have been presented with the briefing note. The proposal detracts from the neighbouring amenity and the local character. By policy the proposed development should be closely related to appropriate buildings and is therefore inappropriate in its current location. Harmful to the New Forest landscape and harmful to the residential amenity of neighbours.

### **5. CONSULTEES**

NatureSpace: Comment

Due to the small scale of the proposed works, we are satisfied that if this development were to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats. Informative recommended.

Landscape Officer: Comment

The introduction of the proposed 20m X 40m manege will alter the landscape character of the location and have an impact on the intrinsic value of the landscape. To help to mitigate these impacts it is agreed that the planting of a native species hedgerow to one side of the long edge of the manege (southern edge) as shown on the submitted drawings, would be a positive addition to the landscape character of the site in the short and long term. I would recommend that the proposed hedgerow should contain native plant species that are commonly found in the New Forest and are suited to the local soil and climate conditions.

Ecologist: Comment

- The application date appears to precede the commencement date for statutory BNG for minor development. Whilst there would therefore be no statutory requirements for providing net gain via a metric, regard should be given to later comments on policy accordance in respect of enhancement.
- The land will already be draining nutrients from the soils associated with livestock/equine use and so there is no significant material change in that regard.
- Given the current nature of the land in my professional opinion there is no likelihood of significant impact on supporting habitat of the feature interests of the designated sites and significant impacts on other protected species are unlikely given the scale and nature of the proposals and particularly the current condition of the land impacted.
- In this case, an area of rather low quality habitat (due to its ongoing equine management) is to be lost to an artificial surface. As the

habitat loss does not relate to irreplaceable habitat, there would be opportunities to provide offset and enhancement which could be secured by condition.

## **6. REPRESENTATIONS**

Two objections on the following grounds:

- The location of the menage is a rural location within a valley comprising a field used for grazing.
- The proposed location is isolated from the applicant's property and outbuildings, thus would not relate to existing buildings, an isolated man-made development.
- Other more suitable locations within the applicant's ownership.
- Impact on the landscape and the surrounding area, resulting in urbanising effect.
- Reduction in the amount of grazing, resulting in intensification and loss of ecology.
- Visual impact of the proposal, due to being set down in the landscape.
- Noise impact due to the recreational use, lack of any sufficient intervening development or planting to provide a 'noise buffer'
- Concern over intensive use of the proposal.

## **7. RELEVANT HISTORY**

Stables; hardstanding (18/00654) granted on 20 November 2018

Single storey side, front and rear extension; two storey side extension; outbuilding; porch; entrance gates (16/00662) granted on 18 October 2016.

## **8. ASSESSMENT**

### **Application Site**

- 8.1 Skymers is a locally listed house sited within the Forest Central (South) Conservation Area and surrounded by open forest. Ramsar, SPA, SAC and SSSI sites are located directly adjacent to the front of the property, with SAC and SSSI extending partly to the north and south of site boundaries also. The property is located on the western side of the plot and is on higher ground compared to that of the eastern side of the plot that slopes downwards. The land transitions and slopes away from garden to paddock and also contains a tennis court, swimming pool, stable block and field shelter. Beyond the tennis court, the land is used for grazing and the land is on less of an incline where a dilapidated field shelter near the southern boundary of the paddock is located. The proposed manege is to be located towards the south-eastern boundary of the paddock area. A screen of mature trees lines the eastern boundary and to the north are further trees between the site and land of Little Skymers. The southern boundary is more

open, though there are young trees within the grounds of the properties to the south, that are yet to fully establish.

## **Proposed Development**

- 8.2 The proposal seeks to construct a manege measuring 20 metres x 40 metres to the south eastern corner of the site, utilised as a paddock, where the existing dilapidated field shelter is located. The manege is to be orientated with the 40 metres side of the manege directly adjacent to the boundary of the neighbouring property Tom's Lane Corner. To the south of the proposal, additional boundary planting is documented, details are not yet provided, together with a post and rail fence surrounding the manege. Due to the uneven nature of the land, there will be some cut and fill required. In this proposed location, from north to south there is less of a degree of change, 0.7 metres, and from east to west the land requires both cut and fill as the land differs in height by approximately 1.9 metres. No retaining walls are proposed with only a post and rail fence, 1.2 metres in height, required around the perimeter to contain it.
- 8.3 No lighting is proposed and with regards to drainage, perforated pipe drainage trenches are proposed under the manege and the cross section is to be made up of clean limestone, which the drainage pipes will be laid in, followed by silica and finally star-trak rubber, retaining boards are to surround the manege to keep the material within. The surface material is composed of recycled and recyclable materials and the timber is to be sourced sustainably.
- 8.4 The key considerations with regards to this application are:
- compliance with policy DP53 (Maneges);
  - The impact on landscape character;
  - The impact on heritage assets;
  - The impact on neighbour amenity; and
  - Any impact on ecology.

## **Consideration**

- 8.5 The main dwelling of Skymers is located at the highest point within the site, compared to that at the towards the rear of the plot where the proposal is located. From the main dwelling the land slopes away and there are views of the lower level garden and paddock. Due to the topography of the land and the challenging contours that are present, there are limited options for the installation of a manege. Policy DP53 notes that the development of outdoor maneges will be permitted provided that they do not result in any detrimental impact on the landscape and ecology of the New Forest, and that no lighting is installed. This proposal does not seek to install any lighting and proposes to construct the manege in a location on the site that will have minimal impact on the landscape with regards to the cut and fill required. Prior to this application advice was sought and originally the manege was

proposed against the rear boundary, the eastern boundary, orientated perpendicular to that which is currently detailed. However, following a review of the levels, the amount of cut and fill required was considerable and hence the manege has been reorientated to reduce any impact on the landscape and thus instead of retaining walls being required, post and rail fencing is only required to contain the 'fill' aspect of the proposal.

- 8.6 The proposed location has brought about objections due to the manege being sited against the southern boundary that is adjacent to a neighbouring property of Tom's Lane Corner. The neighbouring property is elevated in the land and the rear garden slopes down towards the paddock and the application site. The boundary between the two properties is currently very open, some trees and hedging have been planted within the curtilage of the neighbouring property. However, they are at a relatively young age and thus there is limited screening. Photographs of the view from the neighbouring property towards the paddock and the proposed site to show the impact have been provided, and the objections (see above) raise concerns over the visual, landscape environmental and noise impacts.
- 8.7 It is noted that the neighbouring property is set on higher ground and by reason of the natural contours and the rear amenity space of the neighbouring property has been substantially cleared as reflected in the young vegetation planted along the southern boundary. In respect of minimising the environmental impact of the proposed development, with reference to paragraph 8.52 of the adopted Local Plan, there is an existing field shelter in this location which is proposed to be removed and, due to the lay of the land and the steeply sloping nature of the site, this location was derived to be the most suitable option. The manege is a low level structure with only a post and rail fence surrounding the site and given this is all low lying this proposal would not obstruct views across the landscape.
- 8.8 In order to screen the proposal, the Authority's Landscape Officer has suggested that a native species of hedgerow should be planted to the southern side of the manege. This additional boundary planting would aid to further screen the manege from the neighbouring property and allow hedging to mature between the two properties. In addition, biodiversity enhancements are recommended, in accordance with Policy SP6 and this aspect can be secured by condition.
- 8.9 The objections refer to noise intrusion from the proposal. The manege is for the use of the applicants and their own ponies and horses and no commercial use is proposed. This can also be secured by condition. It is considered that there would be no unacceptable increase in activity on the site.

- 8.10 With regards to trees on the site, an arboricultural report has concluded that subject to suitable tree protection measures, there would be no harm to any trees. In addition, a Construction Environmental Management Plan (CEMP) has been submitted - all materials and machinery would be stored on site (on the tennis court) and site access would be via the tennis court to avoid the tree along the northern boundary.

## **Conclusion**

- 8.11 It is recommended that permission is granted subject to conditions as the proposal accords with Policies DP2, SP6, SP7, SP15, SP16, SP17 and DP53 of the adopted Local Plan.

## **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 statements:
- Location and Block Plan, with Fencing Elevations, DWG No.: dor sht 3, revision x
  - Arboricultural Report, dated 11th March 2024
  - Construction Environmental Management Plan
  - Proposed Manage Plan and Sections, DWG No.: APS000027
  - Proposed Site Plan, DWG No.:dor sht 2, revision x
  - Existing and Proposed Site Sections, DWG No.: dor sht 4, revision x

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. Within 3 months of the date of this decision, a scheme of landscaping, including landscape and ecological management plan, 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) measures for ecological enhancement;
- (d) areas for hard surfacing and the materials to be used;
- (e) other means of enclosure;
- (f) a method and programme for its implementation and the means to provide for its future maintenance.

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).

4. 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 occupation of the buildings or 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).

5. All materials, machinery and any resultant waste materials or spoil shall be stored within the blue line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 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).

7. The manege the subject of this permission shall only be used for the exercising of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding or training purposes or as an equestrian show arena.

Reason: The use of the manege on a commercial basis would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP53 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

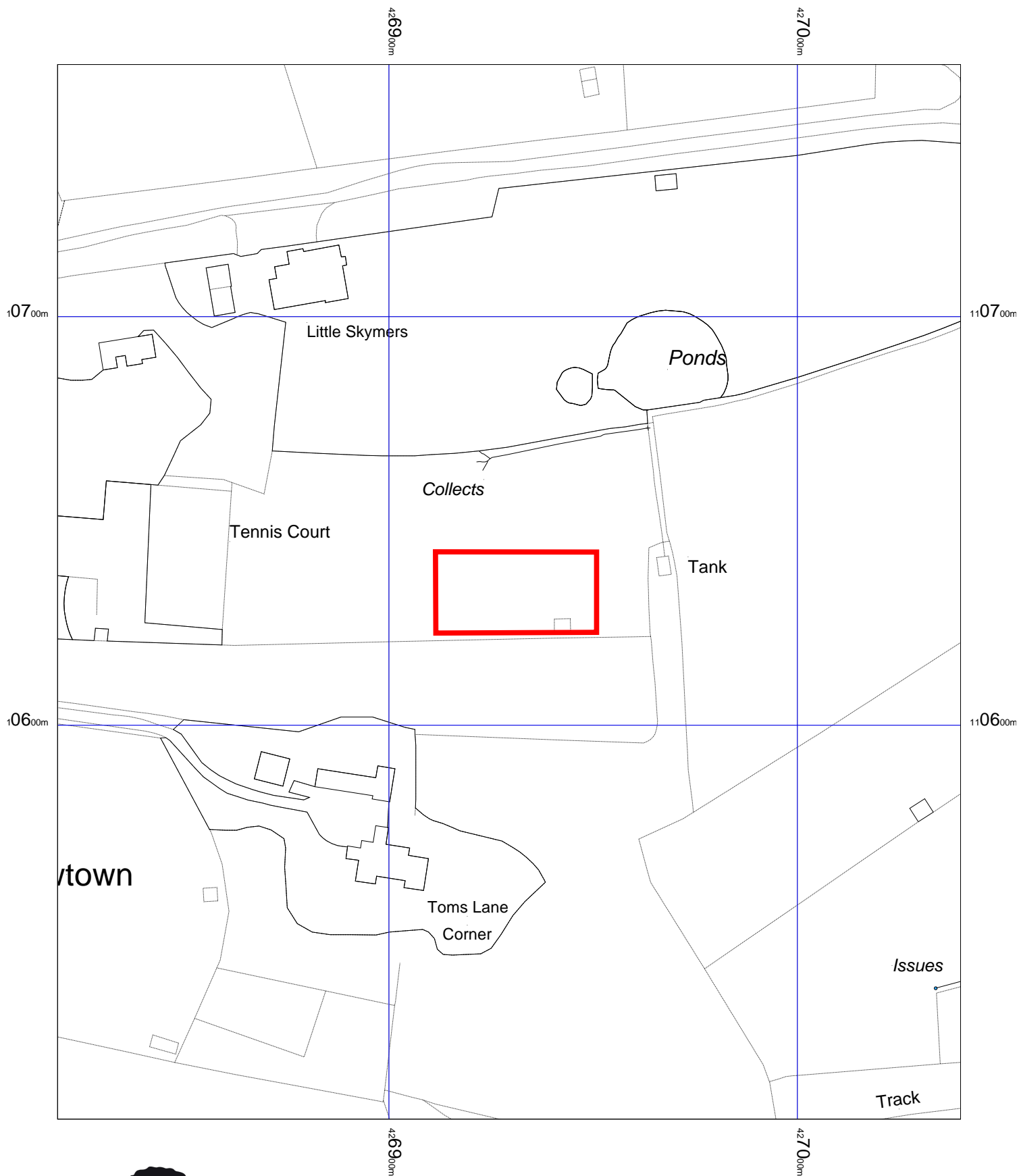
8. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement/the recommendations as set out in BS5837:2012.

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:**

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.





NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 06/06/2024

**Ref: 24/00344FULL**

**Scale: 1:1250**

© Crown copyright and database rights 2024 Ordnance Survey 100014703

