

**Application No:** 23/01383FULL Full Application

**Site:** Land Adjacent Oaklea, Forest Road, Hale SP6 2NP

**Proposal:** Extension to barn; associated hard & soft landscaping  
(AMENDED PLANS & DESCRIPTION)

**Applicant:** Mr Dean Bowen

**Case Officer:** Lindsey Chamberlain

**Parish:** Hale Parish Council

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view.

**2. POLICIES**

**Principal Development Plan Policies**

DP50 Agricultural and forestry buildings  
SP15 Tranquillity  
SP17 Local distinctiveness  
DP2 General development principles  
DP18 Design principles  
SP7 Landscape character

**Supplementary Planning Documents**

Design Guide SPD

**NPPF**

Sec 12 - Achieving well-designed and beautiful places  
Sec 15 - Conserving and enhancing the natural environment

**3. MEMBER COMMENTS**

None received

**4. PARISH COUNCIL COMMENTS**

Hale Parish Council: Recommend refusal. This is already a large agricultural building located in what is essentially a predominantly residential area of Hale and associated with a residential property. The

current agricultural buildings are already relatively large in relation to the setting and any increase in the size would further exacerbate this. The Parish Council feels that the size of the proposed barn does not meet the criteria of SP7, SP17 and DP2. DP50 outlines the following - "If there is a functional need for the building and the scale is commensurate with that need and its setting in the landscape. If the building is designed for purposes of agriculture, related physically and functionally to the existing buildings and business, without a detrimental effect on the National Park." The Parish Council does not believe that this application meets the criteria of this policy.

Although not substantiated it is believed that the property may have recently been sold.

## **5. CONSULTEEES**

Landscape Officer: The proposals to soften the edge of the stone/aggregate area with wildflower seeds is supported. Management of the sown wildflowers would be needed to ensure their germination, successful establishment and ongoing seasonal flowering, providing a soft landscape edge to the hard landscape around the barn.

## **6. REPRESENTATIONS**

One objection on the following grounds:

- Noting that there are 2 horses currently grazing the land.
- Photo provided in application is not evidence that the existing barn is at full capacity.
- Concern over the licences and that copies are obtained.
- Questions over the commitment of the applicant as claimed in the planning statement as site is detailed on Symonds and Sampson auction site (13 December 2023) that the site is 'sold subject to contract'
- Questioning the inclusion of the hardstanding being extensive and expansive.

## **7. RELEVANT HISTORY**

Hay Barn (21/00524) granted on 17 August 2021.

Application under Part 6 of the Town and Country Planning (General Permitted) Development) (England) Order 2015 (as amended) in respect of the siting, design and appearance of an agricultural building (21/00331) Agric Plan Permission Required on 4 May 2021.

## **8. ASSESSMENT**

### **Application Site**

- 8.1 The application site is an agricultural unit comprising of 9.9 ha, split into three parcels of agricultural land. This application relates to parcel 1 which is owned by the applicant, however, the other two parcels of land are rented by the applicant. Currently hay and haylage is produced on all three of the parcels of land.

### **Proposed Development**

- 8.2 This application seeks planning permission for both an extension to the existing barn and the addition of hard and soft landscaping. The application was amended to include the hard and soft landscaping following the breach of planning permission with regards to the formation of hardstanding around the hay barn, not included in the earlier grant of planning application, ref. 21/00524.
- 8.3 Firstly, the proposal seeks permission for the extension to an agricultural barn that was granted permission under planning application 21/00524. The extension is required to house hay-making machinery. A lean-to is proposed with an internal area of 54.3 m<sup>2</sup> and a length of 12.8 metres, the materials proposed are corrugated metal walls and corrugated cement fibre roofing, to match the existing.
- 8.4 In addition, planning permission is sought for both hard and soft landscaping surrounding the hay barn, with a view to reducing the level of hardstanding already in situ, to include soft landscaping.

### **Consideration**

- 8.5 The key considerations in this case are compliance with Policy DP50; the impact on the landscape, locality, local character; the proposed design and materials and any impact on neighbouring amenity.
- 8.6 It is noted that the site consists of one parcel of land (4 ha) owned by the applicant and two further parcels (3.9 ha and 2 ha) that are rented, thus with the incorporation of these two rented fields the total agricultural unit is 9.9 ha, all parcels of land are located within the New Forest National Park. In 2021, planning permission was granted for the existing barn on the basis of compliance with Policy DP50. Information has been provided about the need and the viability of the proposal to extend the existing barn in the form of a lean-to, with reference to the whole 9.9 ha of land. The applicant has indicated that the yield cannot be guaranteed as this is reliant on weather conditions, therefore the total bales produced may vary from 1,320 bales in a poor year to between 1,760 – 2,200 bales in a good year. When looking at the capacity of the existing barn, this can hold approximately 936 bales, below the total on a poor year. If the agricultural unit continues to function at the current land holding and harvested with the intent of producing hay

then there is considered to be a need for the barn and lean-to to house the hay and the machinery. If, however, at such time when the agricultural unit falls below the current levels and these agricultural buildings are no longer required, they should be removed from site and the area restored to its original condition, including the removal of any surfacing, this can be reasonably controlled by condition.

- 8.7 The site also includes a substantial area of hardstanding around the existing barn. After discussions, the area of hard standing has been reduced, with the inclusion of a wildflower meadow softening the sides and edges of the rectangular area of hardstanding. With input from the Authority's Landscape Officer, amendments have been made to this area to ensure the future viability of the wildflowers and that they are protected from machinery. The wildflowers, sourced from the local Roydon Woods site, would be edged with railway sleepers which would be secured in space with metal spikes at regular intervals, avoiding the likelihood of large machinery and tractors running over the edges and eroding away the flower meadow. The hardcore that is laid would not be removed from site, instead, soil laid over the hardcore, this would raise the profile of the raised bed but also allow for a weed/nutrient barrier. Given the efforts that have been made to reduce the level of hardstanding and measures taken to ensure their retention on the site in the form of railway sleeper edging, it can be considered that the proposal would not detract from the natural beauty of the National Park, in accordance with Local Plan Policy SP7, and noting that the softening of the area with native flowers would not impact the local distinctiveness therefore satisfying Local Plan Policy SP17.
- 8.8 It has been noted in the comments submitted that there is question over the commitment of the applicant. The Planning Statement, point 2.3 references 'the genuine intent and commitment to continue with and expand the grazing business.' The property, Oaklea, and the land the subject of this application, land adjacent to Oaklea, amounting to a total of just over 4 ha, was marketed for sale in May 2023 and subsequently for sale by public auction on 13 December 2023. However, irrespective of whether this site has been sold, there are conditions reasonably placed on the barn under application 21/00524 and which would be reasonably applied with this application.
- 8.9 The proposed building is agricultural in its design and appearance and is considered reasonably necessary for the purposes of agriculture taking place on the unit.
- 8.10 The proposal is relatively close to Boundary Cottage and Oak Cottage, however, given the lean-to is an open extension to the existing closed barn and smaller in scale, it is regarded that this addition will not cause any further adverse impact to the neighbouring property than that experienced by the barn already in situ. The amount of hardstanding has been greatly reduced and softened with wildflowers that will benefit the local biodiversity. To ensure the hardstanding that is already in existence is reduced and wildflower beds implemented in a timely fashion, a condition can be

imposed to ensure work to instate the wildflower beds is carried out within six months of the planning permission being granted.

## **Conclusion**

8.11 For the reasons set out above, the application is in accordance with Local Plan Policies DP50, DP18, DP2, SP7 and SP17 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:

- Amended Block Plan, including landscaping, DWG No.: DSL 02
- Proposed Floor Plan, Roof Plan and Elevations, DWG No.: PN2

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 the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should the lean-to, the subject of this permission, no longer be required for agricultural purposes, it should be demolished, all materials removed and the site restored to its original condition.

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 external facing materials to be used in the development shall match those set out in the application form, matching that used on the building approved under application 21/00524, 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).

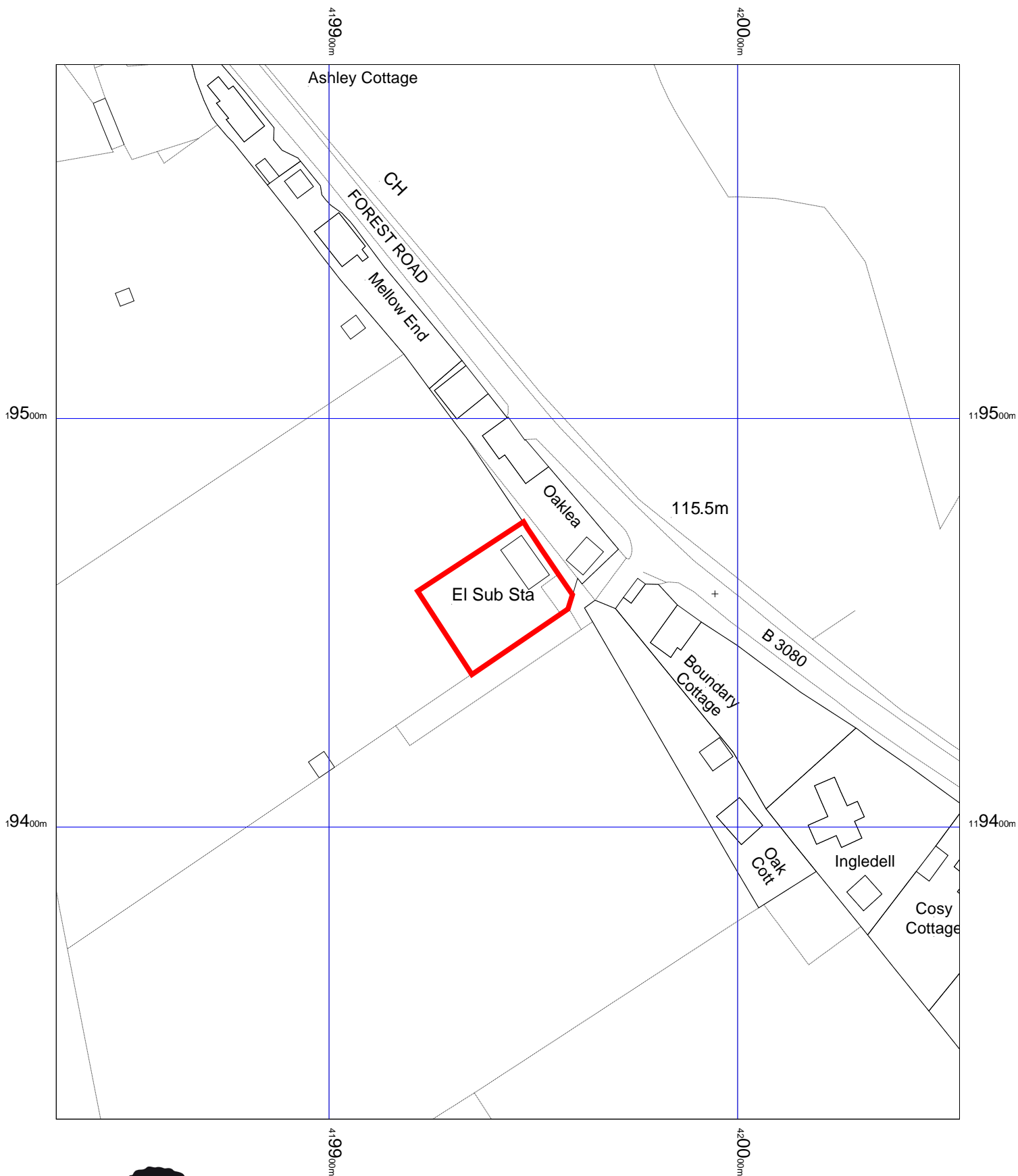
5. No external lighting, other than that already existing on the main hay barn under plan number PN2, Revision A application reference 23/ 00793DOC shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

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).

6. 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. Works to instate the wildflower beds should be carried out within a period of six months from the date of this permission.

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).



NEW FOREST  
NATIONAL PARK

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Date: 09/02/2024

**Ref: 23/01383FULL**

**Scale: 1:1250**

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