

**Application No:** 23/01552FULL Full Application

**Site:** Plough Inn, Plough Inn, Sway Road, Tiptoe, Lymington SO41 6FQ

**Proposal:** 2 storage containers and an area of compacted earth & gravel for a temporary period of 18months

**Applicant:** Steve Weal

**Case Officer:** Kate Longley

**Parish:** Hordle Parish Council

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view.

**2. POLICIES**

**Development Plan Designations**

Listed Building

**Principal Development Plan Policies**

SP17 Local distinctiveness

DP2 General development principles

DP18 Design principles

DP45 Extensions to non-residential buildings and uses

**Supplementary Planning Documents**

Design Guide SPD

**NPPF**

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**

Hordle parish Council: Recommend refusal, for the reasons listed below:

- There has been no further information regarding use of the containers and purpose of gravelled area and therefore the Parish Council is unable to make an informed decision.
- Concerns regarding the proposed gravelling and storage container being in a secluded area to the rear of the property which is already demarcated on the plan and physically separated from the main car park still stand.
- Constitutes inappropriate development.

#### **5. CONSULTEES**

Building Design & Conservation Officer: No objection subject to appropriate condition to require removal following temporary period of 18 months.

#### **6. REPRESENTATIONS**

None received

#### **7. RELEVANT HISTORY**

No relevant planning history.

#### **8. ASSESSMENT**

##### **Application Site**

- 8.1 The Plough Inn is a Grade II listed country pub dating from the early C19. The historic elements are modest and consist of a two-storey white rendered building, with a slate roof and wide eaves. The main elevation has an attractive Georgian symmetrical frontage, with a central pedimented porch and four sash windows. A later single storey range to the west is attached to the main early C19 section.
- 8.2 There are also a number of later additions to the rear of the pub, a beer garden and a large car park to the west and rear. The car parking area is gravelled and extensive. Recycling bins are located at the very back for the car park for community use. Beyond this is a field area screened with some trees.

##### **Proposed Development**

- 8.3 This application seeks retrospective consent for storage containers at the application site. The storage containers are located immediately north west of the Grade II listed building, container C2 (painted green) is sited within the existing extensive car park and container C1 (grey) is located to the

rear within a field accessed through a gate and largely screened by soft landscaping. A compacted area of gravel has been installed to facilitate the siting of container C1. Planning permission is sought to retain the containers and compacted gravel hardsurface for a period of 18 months.

## **Consideration**

- 8.4 Policy SP16 states that all new development should maintain, protect, and enhance the setting of heritage assets. The Authority's Building Design and Conservation Officer has been consulted on this application, has commented that the containers are dark green and grey, the colours are considered acceptable within this historic setting and within the considerations of acceptable development under Policy SP16 of the Local Plan. Taking this into account the proposal would result in less than substantial harm to the setting of the listed building. This therefore has to be weighed against any public benefit of the provision of temporary storage for the country pub.
- 8.5 The containers are temporary and designed as such. Containers such as these are easily transported and are versatile, secure and strong. The proposal, whilst out of character, would be in place for a relatively short period of time and would not result in permanent harm to the character and appearance of the listed building or the wider area.
- 8.6 With regards to the appearance of the buildings, it is noted that measures have been taken to minimise their impact through consideration of the location of the containers. In summer months, the existing vegetation provides fairly effective screening of the containers. However, container C2 is visible from the grade II listed building and from the street scene when viewed from certain angles. Container C1 is not visible unless accessed via the gate that allows access to the area where it is located.
- 8.7 The position of the containers is not prominent in views from public areas. The container which is more prominent (C2) is viewed within the context of a large expanse of hardsurfacing to serve a car park, it is painted green and is sited close to the boundary treatment reducing its perceived incongruity. Container C1 is not visible and is located within the field to the rear behind soft screening. The installation of a compacted gravel area for the placement of container C1 does not lead to a significant impact given the existing authorised expanse of hard surfacing utilised as a car park.
- 8.8 The proposal provides storage which is deemed necessary to the running of the site by the applicant. The temporary period will afford the applicant time to consider, prepare and submit a revised scheme more appropriate for permanent siting. The period also allows for implementation should the scheme be approved.
- 8.9 There are no nearby properties amenities who would be impacted by the storage container given the location of the containers.

## **Conclusion**

- 8.10 In this instance, it is considered that the containers, taking into account the temporary nature of (and need for) the development as well as their siting in locations to minimise visibility, would be appropriate in the context of this site for a temporary period to allow time for the preparation and submission of a permanent solution. It is therefore recommended that planning permission should be granted for the temporary siting of the storage containers and the associated compacted gravel area, as the proposal is in accordance with Policies DP2, DP18, DP45, SP16 and SP17 of the New Forest National Park Authority Local Plan (adopted 2019), the Design Guide SPD (2022) and the NPPF.

## **9. RECOMMENDATION**

Grant Subject to Conditions.

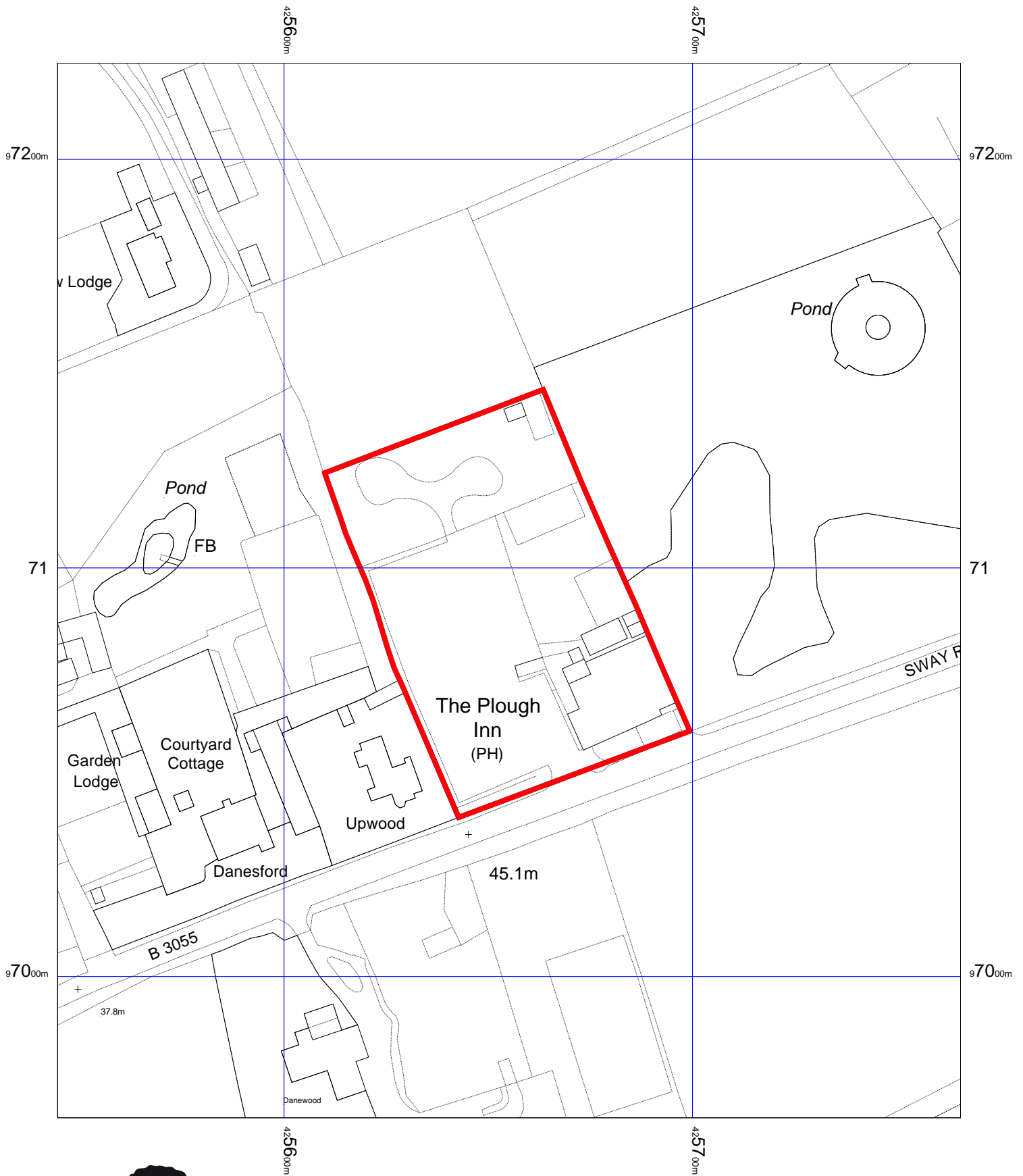
### **Condition(s)**

1. The storage containers, hardsurface and use of the land for storage shall be for a limited period expiring 18 months from the date of the permission. On or before the expiration of which period the structures shall be removed and the land restored to its former condition and use.

Reason: The development is of a type not considered suitable for permanent retention.

2. Development shall only be carried out in accordance with LP. 01 rev A and PE. 01 rev A. 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 development in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



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