

Application Number: 21/10624 Full Planning Permission

Site: THE CLIFF HOUSE, MARINE DRIVE WEST, BARTON-ON-SEA,
NEW MILTON BH25 7QL

Development: Replacement Garden Bar

Applicant: Mr & Mrs Darbishire

Agent: R Elliott Associates

Target Date: 12/07/2021

Case Officer: Vivienne Baxter

Extension Date: 14/10/2021

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the area/Green Belt
- 3) Impact on the residential amenities of the area
- 4) Coastal erosion

This application is to be considered at Committee due to a contrary Town Council view.

2 SITE DESCRIPTION

The site is situated on the cliff top in Barton on Sea where the land is designated as Green Belt. It is a small hotel with bar/restaurant facilities open to the public. An outdoor bar area has been a feature on the site for a few years.

3 PROPOSED DEVELOPMENT

The proposal entails the provision of a replacement outdoor bar to include cellar and BBQ area. The works have been implemented.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/11573 Kitchen extension; conversion of loft within managers flat; external alterations	03/06/2020	Granted Subject to Conditions	Decided
19/11106 Garden Bar	29/10/2019	Granted Subject to Conditions	Decided
18/11170 Temporary bbq area and garden bar (retrospective)	29/10/2018	Grant Temporary Permission	Decided
18/10191 Single-storey extension; disabled parking and access	09/04/2018	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM6: Coastal Change Management Area

DM7: Restrictions on new soakaways

Supplementary Planning Guidance And Documents

SPD - New Milton Local Distinctiveness

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework 2021

Relevant Advice

Chap. 12: Achieving well designed places

Chap.13 - Protecting Green Belt land

Constraints

Article 4 Direction

Aerodrome Safeguarding Zone

SSSI IRZ All consultations

Plan Policy Designations

Coastal Change Management

Green Belt

No Soakaway

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council

Object (non-delegated)

Insufficient information on hardstanding, drainage, and coastal policy.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health (Pollution)

No objection

Coastal Protection

Amendments will reduce risk to cliff stability

9 REPRESENTATIONS RECEIVED

One comment has been received from a local resident advising that the site is adjacent to a SSSI.

10 PLANNING ASSESSMENT

Principle of Development

The proposal is retrospective and is to replace an existing feature of the site with an improved facility and there are no objections to the principle of this. Within the green belt, replacement buildings can be acceptable, subject to them not being materially larger than the one it replaces (NPPF Para 149).

Design and impact on character and appearance of area/Green Belt

The proposed structure is in two sections. The bar/cellar area is a fully enclosed timber clad building with flat roof and metal shutters to secure the building when not in use. Attached to this is a BBQ area which has two openings and is open, other than a pergola structure, above 1.2m in height. The top of the pergola is slightly lower than the main bar/cellar element of the structure.

In design terms, the horizontal cladding and flat roof reflect the rear additions to the hotel and there are no objections in this respect. Whilst at present, there are other structures adjacent to the building which add to a somewhat cluttered appearance, they are not part of this application and are in situ on a temporary basis in view of the ongoing pandemic. Following the removal of these temporary structures, the proposal would provide a barrier to the car park and would offer a more private amenity space for the hotel guests.

The proposed building is larger than the previous structure and would add a further 7.3m² of internal floor space, providing a total of 20.8m² in a rectangular format compared to the squarer building of the original outdoor bar. This is not considered to be materially larger than the previous structure and would therefore comply with Green Belt policy in this respect.

In view of its minimal height and lightweight structure, it is not considered that the proposal is harmful to the openness of the Green Belt or the character and appearance of the area.

Residential amenity

The building is controlled through the premises license which allows use between 1000h and 2300h on a daily basis. Environmental Health have not been advised of any concerns relating to potential noise and disturbance from this part of the site and do not raise any objection to the proposal subject to the hours of operation being restricted as above. These hours have been stated within the application documentation and it is not expected that the applicants would exceed them.

There will be some impact on outlook from residential properties across the road in view of the increased size of the structure. However, given the limited size of the building and separation distance this impact is not significant such as to warrant refusal of the scheme.

Coastal Protection

The site lies within the orange coastal change management area (2025-2055) where policy allows development directly linked to the coastal strip, including cafes/tea rooms and holiday accommodation. The proposed structure is ancillary to an existing hotel and provides food and drink for residents and other visitors. Given that it is also a replacement facility, the proposal is considered to comply with policy DM6.

The application also includes guttering and a waterbutt along the rear elevation of the structure which will prevent excess water from draining into the cliff edge and therefore minimising any harm to the stability of the cliff. In addition to this, the collected water will benefit potted plants around the site.

11 CONCLUSION

The proposal represents an improvement to an existing ancillary facility to this hotel without giving rise to unacceptable impacts on the character and appearance of this green belt location or the residential amenities of the area. The rainwater harvesting scheme included will limit the impact of the proposal on the cliff stability and enable plants within the site to be watered. As such, it complies with ENV3 and DM6 and planning permission is recommended.

12 OTHER CONSIDERATIONS

The Town Council has also raised issues relating to drainage and hard surfacing. The application form advises that both surface and foul drainage would go into the mains drainage which is acceptable in this location. The proposal does not include any hardsurfacing although it is noted that the area between cliff top and building is laid to gravel. This surfacing does not result in surface water being concentrated in any one area which could impact on coastal erosion.

The comment received from the local resident is not a planning matter. The site is approximately 13m from the SSSI although the location of the structure is in excess of 50m from this designation.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:

Planning Statement
8749 OB 01 rev. B - plan, elevations, site & location plan.

Reason: To ensure satisfactory provision of the development.

2. No activity shall take place on the site in connection with the approved use other than between the hours of 10am and 11pm on any day.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy ENV3 of the Local Plan Part 1: Planning Strategy for the New Forest (outside of the National Park).

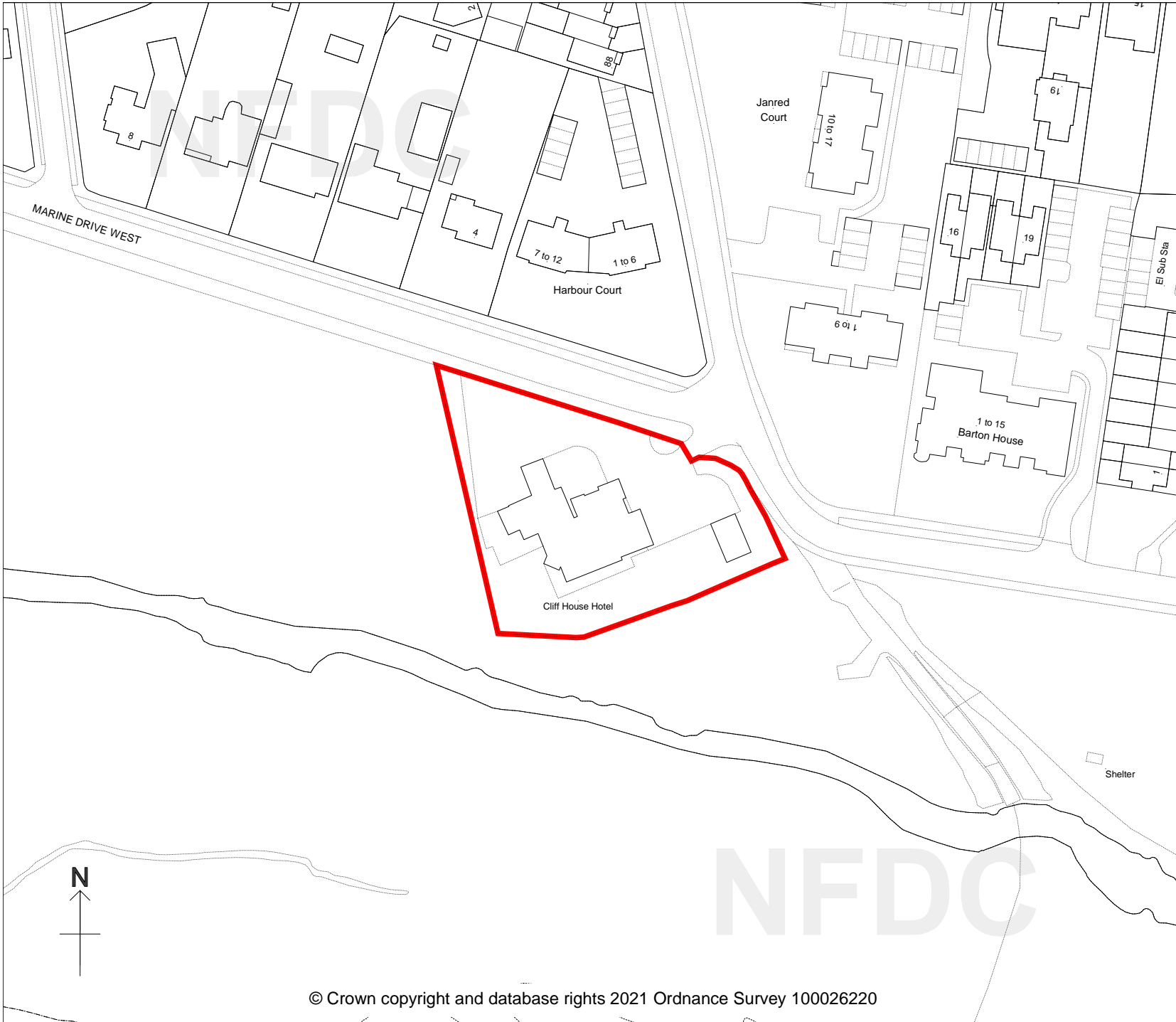
3. The proposed guttering and water butt shall be implemented in accordance with the submitted details by the end of October 2021 and permanently maintained for the purposes of rainwater harvesting.

Reason: In order to ensure drainage is satisfactorily addressed and in accordance with policies DM6 and DM7 of the New Forest District Council Local Plan Part 2: Sites and Development Management.

Further Information:

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New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

October 2021

CLIFF HOUSE, MARINE DRIVE WEST
BARTON-ON-SEA
NEW MILTON BH25 7QL
21/10624

Scale 1:1250

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the internet, it will not be to
scale.