

Application Number: 15/11168 Full Planning Permission

Site: THE HOUSE MARTIN PUBLIC HOUSE, CHRISTCHURCH
ROAD, NEW MILTON BH25 6QF

Development: Vehicle access from Sea Road; carpark alterations & extension;
landscaping; create front beer garden; extend rear yard; external
cladding; fenestration alterations; replacement windows; fit
shutters; form gable end to roof; 4m high pole mounted lights;
lighting

Applicant: Hall & Woodhouse

Target Date: 13/10/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary Town Council view

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built up area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

Policies

- CS1: Sustainable development principles
- CS2: Design quality
- CS24: Transport considerations

Local Plan Part 2 Sites and Development Management Development Plan Document

NPPF1: National Planning Policy Framework – Presumption in favour of sustainable development

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework
Achieving Sustainable Development
NPPF Ch. 7 - Requiring good design

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - New Milton Local Distinctiveness

6 RELEVANT PLANNING HISTORY

The pub has a varied history including alterations to the main building, none of which are particularly relevant to the current proposals.

7 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council - recommend refusal and would not accept a delegated decision. Proposed access is dangerous, yard extension, access and parking detrimental to amenity and lights would cause light pollution.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

9.1 Hampshire County Council Highway Engineer - no objection subject to condition

9.2 Land Drainage - request informatives

9.3 Environmental Health (Commercial) - no comments

9.4 Environmental Health (Contamination) - no concerns

10 REPRESENTATIONS RECEIVED

Objections have been received from 2 local residents concerned with:

- proposed access close to a bus stop and busy delivery lay by opposite
- current rat infestation in yard area
- use of access would be dangerous, cause congestion and make access to adjoining properties awkward

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and pro active approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.

- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

The applicant has been kept fully aware of comments received and amendments to the scheme have been submitted in order to address concerns raised.

14 ASSESSMENT

- 14.1 The site lies within the built up area of Barton on Sea in an area which contains residential, commercial and recreational uses. The pub is part single, part two-storey and has a garden to the rear of the building with additional, external seating to the front adjacent to the access through to the car park. There is a pedestrian access onto Sea Road with vehicular access off the service road parallel to Christchurch Road.
- 14.2 The proposal entails the provision of a new vehicular access onto Sea Road with associated car parking layout alterations, a new area of garden to the front of the building, the provision of a gable to the front elevation, window alterations, partial cladding to the building and the provision of shutters to the windows. There would also be some changes to the location of the security lighting in the car park.
- 14.3 Visually, the proposed elevational alterations to the building would have a limited impact on the street scene and the new gable would reflect the existing front gable. Provision of stone slips to this section would add character to the relatively modern building. The applicant has clarified existing and proposed tree planting around the site which, together with the existing hedge to the front and side boundaries, would help to maintain a soft appearance.
- 14.4 With regard to residential amenity, the service yard is to remain as existing with more formal parking spaces laid out adjacent to the boundary with no.3 Sea Road. At present, parking could occur along this boundary in any case although the spaces are not all marked out. The new lighting posts are in similar locations to those in situ and these aspects of the proposal should not give rise to additional harm to the occupants of this property.

- 14.5 The provision of an additional garden area to the front of the pub should not harm the residential amenities of the neighbours given there is already a pub garden on site. This new area would be adjacent to the main A337 and would be screened from adjoining occupiers by close boarded fencing or the pub itself.
- 14.6 The existing access would remain together with a revised parking layout to the east although the main car park would be cut off from this access due to the new garden area. The provision of a new access onto Sea Road has raised some concern from locals given the car showroom use and associated transporter lay by opposite and proximity of a bus stop. However, the application has been supported with information advising that the transporter deliveries occur once a fortnight and the bus stop has hourly calls most of the time except for a couple of hours in the afternoon during holiday periods where buses arrive every half an hour. There are also double yellow lines along the eastern side of Sea Road and signs stating no loading at any time.
- 14.7 The Highway Authority has not raised any objections to the proposed access and is satisfied that the new car park layout will allow service vehicles to access and turn within the site. Conditions are recommended to ensure the retention of parking and turning within the site.
- 14.8 In conclusion, this proposal is considered to offer an improvement on the existing situation in visual terms and the access changes would be acceptable in terms of highway safety.
- 14.9 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning 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) areas for hard surfacing and the materials to be used;
 - (d) other means of enclosure;
 - (e) 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 ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

3. Before the use of the development is commenced, the parking spaces shown on plan 2CD01601-PRPL revD shall be provided. They shall be retained and kept available for car parking for the pub all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

4. Before use of the development is commenced provision for turning to enable vehicles to enter and leave in a forward rear shall have been provided within the site in accordance with plan no.2CD01601-PTCA revA and shall be retained thereafter.

Reason: In the interests of highway safety and in accordance with policy CS2 of the New Forest District Council Core Strategy.

5. The development permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, 2CD01601-STPL, north elevation - 1, east elevation - 2, west elevation - 3, lettering signs - 4, lamps - 5, hanging signs - 6, ground signs - 7, wall and window graphics - 8, plan indicating signs - 9, 2CD01601-EXPL revA, 2CD01601-PRPL revD, 2CD01601-PTCA revA, 2CD01601-EXEL revB, 2CD01601-BLPL, 2CD01601-PREL revB.

Reason: To ensure satisfactory provision of the development.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and pro active approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

The applicant has been kept fully aware of comments received and amendments to the scheme have been submitted in order to address concerns raised.

2. You are advised that connection to a foul sewer is not usually permitted as foul sewers are not designed to take surface water. The Water Company's permission would be required.
3. You are advised that when considering the details for condition 2 above, the car park must be constructed of permeable material in order to prevent properties and gardens flooding.
4. The applicant should be aware of the requirement to apply to the highway authority for the appropriate licence in respect of any works within the highway.

Further Information:

Major Team

Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee
November 2015**

Item No: 3i & 3j

The House Martin PH
Christchurch Road
New Milton
15/11168/69
SZ2393

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

