

**Application Number: 22/11014** Full Planning Permission

**Site:** Land at BUMBLEBERRY FIELD, MARTIN ROAD, MARTIN SP6  
3LR

**Development:** Proposed agricultural storage building; polytunnel and area of  
gravel hardstanding; retention of raised beds and toilet facility

**Applicant:** Mr & Mrs Farrar

**Agent:** Jerry Davies Planning Consultancy

**Target Date:** 26/10/2022

**Case Officer:** Vivienne Baxter

**Extension Date:** 11/11/2022

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## **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
- 3) highway matters
- 4) impact on the residential amenities of the area

This application is to be considered by Committee because of an objection from Cllr E Heron.

## **2 SITE DESCRIPTION**

The site lies in the countryside outside the New Forest in the village of Martin. There are residential properties opposite and to the south east of the site with Maplefield Farm along the western boundary.

The frontage is characterised by a mature field hedge with trees which extends across most of the roadside boundary with a vehicular access located to the western side of this hedge. The side (and rear) hedges are also substantial and extend some 250m from the access point. There is a gap to the south eastern corner of the site where the hedge does not include any trees. Given the incline within the site, views of the site can be seen from the adjacent drive.

At present, the site contains several structures and a fenced off area to the northern end of the site. Neither the fence nor the structures are considered to require planning permission in view of either their height or temporary, removable nature and do not form part of this application. This part of the site provides accommodation for chickens, ducks, bees, pigs and goats.

The part of the site closer to the road contains the metal frame for the polytunnel, a small timber shed containing a composting toilet, several raised beds, a small polytunnel and metal storage container.

### **3 PROPOSED DEVELOPMENT**

The proposal seeks the retention of the toilet facility and raised beds, the completion of the polytunnel and the replacement of the smaller polytunnel and metal storage container with a barn. An area of hard surfacing for access, parking and turning would also be provided.

### **4 PLANNING HISTORY**

None

### **5 PLANNING POLICY AND GUIDANCE**

#### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

#### **Local Plan Part 2: Sites and Development Management 2014**

DM2: Nature conservation, biodiversity and geodiversity

#### **Core Strategy**

CS21: Rural economy

#### **Supplementary Planning Guidance And Documents**

SPG - Landscape Character Assessment

#### **Relevant Legislation**

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

#### **Relevant Advice**

Chap 12: Achieving well designed places

NPPF Ch.15 - Conserving and enhancing the natural environment

#### **Constraints**

NFSFRA Surface Water

NFSFRA Fluvial

Aerodrome Safeguarding Zone

Area of Outstanding Natural Beauty

Groundwater Protection Zone

Small Sewage Discharge Risk Zone - RED

Meteorological Safeguarding

Avon Catchment Area

#### **Plan Policy Designations**

Countryside

### **6 PARISH / TOWN COUNCIL COMMENTS**

#### **Martin Parish Council**

After consideration of the planning application documentation, the Martin Parish Council voted to request PAR 2. The reasons for PAR 2 are as follows:

- No information about the disposal of phosphates from the toilet.
- The planned barn is excessive for the size of the land.
- The project will impact negatively on the surrounding neighbour's views of the landscape as all the large buildings are close to the entrance and block sight of the farmland behind.

If the shipping container is to remain it should have cladding. This is in keeping with other shipping containers used in the area.

## 7 COUNCILLOR COMMENTS

Cllr E Heron - The application fails to demonstrate an agricultural need for the proposed storage building. The supporting statement seeks to place reliance on adopted policies supporting new and existing agricultural enterprises however no evidence is provided to demonstrate that the applicants seek to derive any part of their income from agriculture. On balance the harm to the protected landscape is not outweighed by any economic, employment or agricultural benefit. The proposed storage barn is of an excessive size for an agricultural holding of less than one hectare.

For the above reasons, I register my objection to the application.

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Environment Agency:** no objection, offer advice

**AONB Office:** offers advice and requests certain issues are addressed such as:

- materials for the polytunnel and barn,
- roof lights to be removed or fixed with blinds,
- provision of renewable energy and
- a restriction on lighting

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the 3 representations received, all of which object to the proposal.

- *inaccuracies on the biodiversity checklist*
- *buildings would be disproportionate to the size of the field and proposed enterprise*
- *toilet waste needs clarifying*
- *there is no agricultural need for the buildings*
- *visually intrusive*
- *broad summary of views*

## 10 PLANNING ASSESSMENT

### Principle of Development

The land has a lawful agricultural use and it is considered that the proposed structures do not involve any change of use of the land. In a rural location such as this, policy CS21 of the Core Strategy encourages agricultural and horticultural enterprises where it would maintain and enhance the environment and contribute to local distinctiveness.

It is therefore not considered that there are any objections to the principle of providing structures in relation to the existing use of the land.

#### Design, site layout and impact on local character and appearance of area

The concerns of the AONB office in terms of the visual impact of the proposal within the landscape have been noted. Whilst it would be preferable for all structures to be located in a cluster rather than spread across the site, the applicant has chosen to keep the animal related part of the enterprise separate from the agricultural /horticultural element resulting in 2 separate areas for structures. However, as many of the structures on site do not require planning permission in view of their temporary nature, it would not be reasonable to object to the proposal for being harmful to the character and appearance of the area and consideration needs to be given to the impact of the larger, permanent structures.

The timber toilet structure is very small in the overall scale of things and is tucked into the side of the site close to the mature boundary hedge and therefore has a limited impact. The raised beds, whilst there are several of these, are typical of allotments or gardens where in neither location would planning permission usually be sought. The covers for these features are part of the growing process in that they would protect the plants from adverse weather and pests. They are likely to improve productivity and would not be in situ on all beds at the same time nor be part of the site all year round.

The polytunnel is located 25m back from the edge of the road . Whilst it is visible from the road, it is noted that it is smaller than the social club building opposite and being end on to the road, it would have a minimal impact. The AONB office has advised that polytunnels are intrinsically visually intrusive by virtue of their light covers. This is noted, as is the polytunnel's location close to a mature hedgerow and in a well screened field.

The proposed barn is intended to replace the metal container and smaller polytunnel on site, the former would have to be removed in order to install the barn. The building would be set back from the highway and this is in line with other non-domestic buildings along this side of Martin Drove End. There is a barn of very similar proportions adjacent to this siting to the east of the site and on a smaller plot. Machinery and associated equipment for maintaining the land and hedges would be stored in this building along with animal feed and packaging used in association with produce grown on site. The building is shown as being coloured a muted tone of green which would be acceptable in this sensitive area and would reflect that of the adjacent barn. The AONB office has raised concern about light pollution from within the barn. It is noted that the proposed building would have four light panels within it, although as a non-domestic property, it is unlikely to be used significantly after dark. The panels would also help minimise the reliance on lighting during daylight hours. There are no proposals for external lighting.

#### Landscape impact and trees

Although the site is well screened to all boundaries, there are gaps in the hedging - namely to the entrance and in the south eastern corner where there is mature hedging but this is much lower than elsewhere. However, there has been new tree planting provided in both locations recently and this would help to screen the development further. Adjacent to the south eastern corner is an entrance to the next field where there is a barn of similar proportions and colour to that proposed. In view of the existing tree and vegetation screen, this building has very little impact on the character or appearance of the area.

It is therefore considered that the applicant has considered the impact of their proposals and already taken steps to ensure compliance with policy ENV4 providing features which would help to screen the development. The proposal does not result in any loss of vegetation.

The Parish Council have noted that the proposal would block residents' views of farmland to the rear. There are three properties opposite the site which are between 16-22m from the site's front boundary and the proposed polytunnel and barn some 20-22m beyond this. The siting of the larger structures would not have an overbearing impact on these properties and whilst it is likely that they currently benefit from views of the hillside to the north from upper floors, there is no right to a view.

#### Highway safety, access and parking

The site utilises an existing access point and no changes are proposed to this. The gate across the entrance which appears relatively new, is set back from the highway and does not require planning permission. The set back will enable vehicles to pull off the highway when the gate is being opened, in accordance with Highway Authority standing advice.

The area of gravel surfacing proposed will provide adequate space for both domestic and agricultural vehicles to be parked adjacent to the proposed barn and polytunnel enabling loading and unloading and for vehicles to turn on site too, thus preventing reversing out onto the highway.

Martin Drove End is a relatively straight road and it is not anticipated that the proposal would give rise to any unacceptable impacts on highway safety in this location.

#### Residential amenity

The use of the land would continue as agricultural and whilst the activities occurring at present are different to the previous grazing use, the proposal itself would have no adverse impact on privacy of the adjacent residential properties. In terms of noise and disturbance, the use of agricultural machinery is possible regardless of the outcome of this application and as such, it would be difficult to object to the proposal on this ground.

#### Phosphate neutrality and impact on River Avon SAC

Concerns have been expressed about the phosphate issue impacting on the River Avon. However, Natural England have previously advised this authority that only applications where new overnight accommodation is proposed require mitigation in order to address this matter. The toilet facility proposed for retention on this site is of low and irregular use and would not require mitigation.

#### On Site Biodiversity and protected species

The AONB office has commented that all properties should have bee, bat and bird boxes incorporated into their structure. The term property is not clear although having regard to the Biodiversity Gain Position Statement, this appears to be more relevant to residential properties. However, the site does include several bee hives along the northern boundary.

## 11 CONCLUSION

Whilst it is unfortunate that some of the works subject of this application have been implemented, it is not considered that the proposed barn would adversely affect the character or appearance of the area being similarly sited and of similar proportions and colour to an adjacent barn. The combination of the mature hedging to the western boundary, additional planting already provided by the applicant and provision of the barn would mitigate against the impact of the lighter polytunnel structure. The other, smaller items subject of this application are very small scale and, in a domestic situation, are unlikely to require planning permission.

The proposal is not considered to have an unacceptable impact on the special qualities of the AONB which, whilst primarily this relates to the visual implications of proposals, there is in principle support for farming/agriculture.

## 12 OTHER CONSIDERATIONS

Cllr Heron has stated that there is no supporting information to demonstrate 'that the applicants seek to derive any part of their income from agriculture' and considers that on balance the harm to the protected landscape is not outweighed by any economic, employment or agricultural benefit.'

It is correct that the proposal does not demonstrate any financial implications as this is not a requirement of such a proposal. They have stated that the land is a 'hobby farm' which could otherwise be considered as a large allotment where produce is sold.

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

site location plan  
7894-1 - topographical survey  
RF/JDPC01 - proposed agricultural building (received 20.10.22)  
RF/JDPC02 - proposed polytunnel  
RF/JDPC03 - toilet and raised planter beds

Reason: To ensure satisfactory provision of the development.

3. Before development in relation to the barn commences, exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. 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 are to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) other means of enclosure;

The new planting shall be carried out in the first planting season following the commencement of development. Any agreed planting that within a period of 10 years from this approval, 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 Local Planning Authority gives written consent to any variation. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

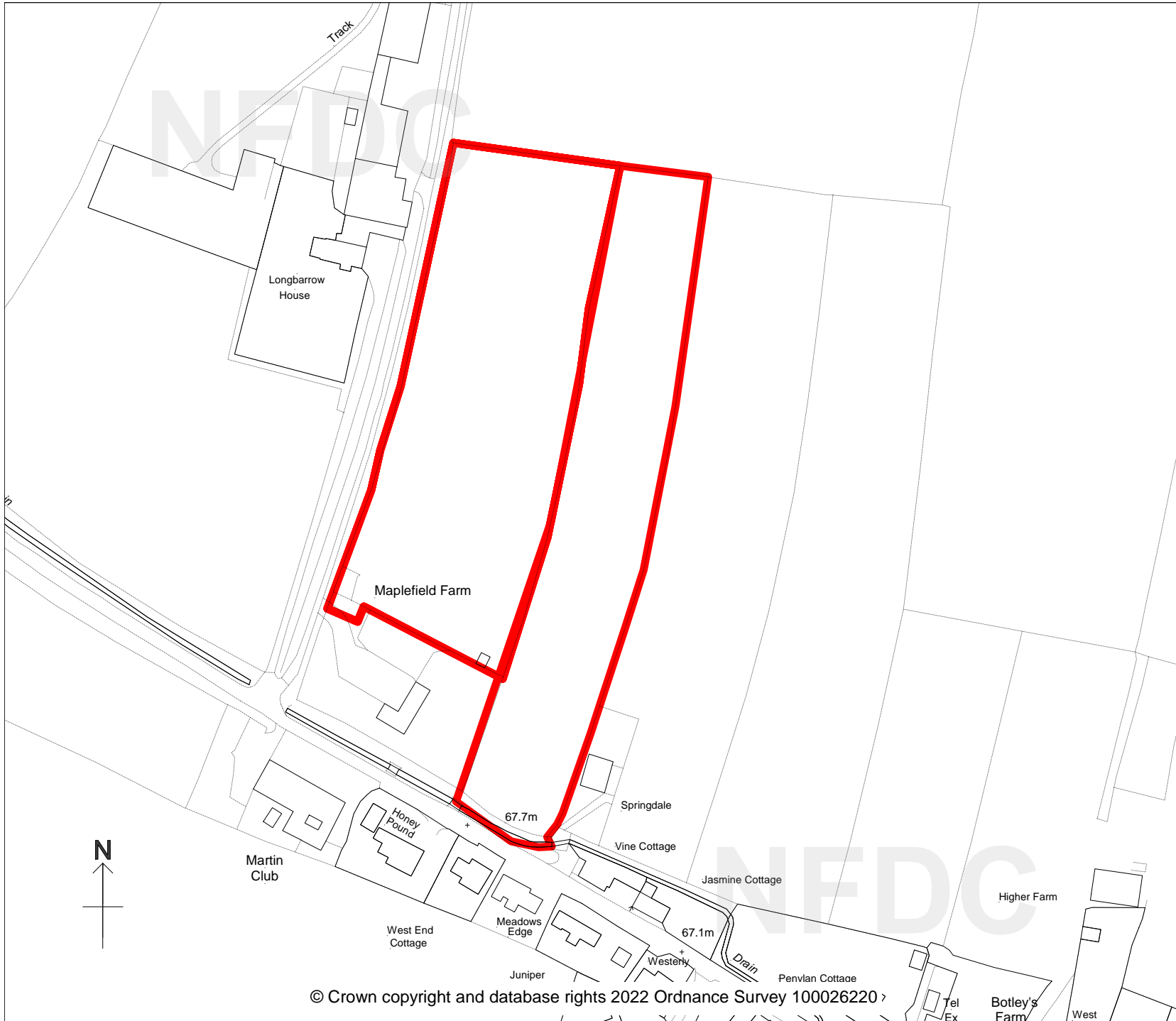
5. No additional external lighting shall be installed on the site without the prior written approval of the Local Planning Authority.

Reason: To protect the amenities of the area in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

**Further Information:**

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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

November 2022

Land at Bumbleberry Field  
 Martin Road  
 Martin  
 22/11014

Scale 1:2000

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