

Application Number: 22/11385 Full Planning Permission

Site: PUBLIC CONVENIENCES, BARTON BEACH AND
UNDERCLIFF, BARTON-ON-SEA BH25 7DX

Development: Replacement building to provide 3 no. w.c's, 1 no. disabled
w.c/baby change and enhanced disabled w.c/family room;
demolition and removal of existing public conveniences buildings

Applicant: New Forest District Council

Agent: Boyle & Summers Ltd

Target Date: 01/02/2023

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the SSSI, Green Belt and countryside

This application is to be considered by Planning Committee at the discretion of the Service Manager as the applicant is NFDC.

2 SITE DESCRIPTION

The application site consists of a flat roofed portacabin providing three toilets for public use, situated on the beach at Barton on Sea, which is in an area designated as Green Belt and also falls within the Highcliffe to Milford Cliffs Site of Special Scientific Interest (SSSI).

The current toilet block is currently deteriorating. This building was only meant to be temporary and was expected to be replaced with a better designed building.

3 PROPOSED DEVELOPMENT

Replacement public toilet block. The proposals would be an increase in the number of toilets from three to five, including two disabled toilets, as well as incorporating an external shower and water bottle filling station.

The proposed design would incorporate a multi gable design, with four balanced gables. The replacement building would be higher than the existing being 3.7m to the ridge. The building would be constructed of durable materials consisting of timber affect weatherboard cladding and plastic coated metal tile effect.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
07/91417 Public convenience; demolition of existing	02/05/2008	Grant Temporary Permission Expired on 30 April 2009	Decided

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 ENV2: The South West Hampshire Green Belt

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

New Milton Neighbourhood Plan

Policy NM13 - Barton-on-Sea

Policy NM4 - Design Quality

Constraints

Site of Special Scientific Interest

Plan Policy Designations

Green Belt

No Soakaway

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council

ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan Policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Natural England: no objection subject to condition

NFDC Coastal: comment only relating to drainage as the site is located within a no soakaway zone and the suitability of the access to the site for construction.

Comments in full available on website

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

Principle of Development

The site is located within the Green Belt. Policy ENV2 requires that all new development within the Green Belt will preserve the openness and permanence of the South West Hampshire Green Belt and be in accordance with national policy within the National Planning Policy Framework (NPPF)

The NPPF states in para 149 that the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include as (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The replacement building proposed would meet the exceptions test of the NPPF, as it would be in the same use and would not be materially larger. Furthermore, by reason of its siting, with further huts to the west, it would not adversely impact the openness of the Green Belt.

The principle of the development is therefore considered to be acceptable and enhancement of the facilities in the locality is welcomed. This is subject to compliance with the relevant criteria in Policy ENV3 which requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

Design and Appearance

The proposed toilets would offer a more attractively designed building, compared to the existing structure. The design of the building reflects the form of gable fronted beach huts which are the main features within this context, making it visually appropriate. The building would be constructed of durable materials that would be in keeping with the surrounding huts. Overall the development would have an acceptable impact on the character and appearance of the area and is seen as a visual enhancement.

Impact on the SSSI

The Highcliffe to Milford Cliffs SSSI is important for its fossilized plants and reptiles, and a rich assemblage of beetles. Even though there would be a modest increase to the footprint of the building of 8.1 sq m, this is necessary to incorporate adequate modern and up to date facilities to serve all users, and will be an improvement over the existing deteriorating building.

Furthermore, the building would not be projecting any further back onto the cliff and the small overall increase to the building in part sitting on the beach. Taking into account the modest increase in the footprint of the building compared to the existing, it is not considered that this would cause an unacceptable level of harm to the SSSI when balanced against the public benefits of retaining and improving the public facilities.

Natural England have not raised an objection but have requested a Construction Environmental Management Plan (CEMP) relating to the proposed build. A CEMP has been submitted during the course of the application, but this only relates to the removal of the existing toilets so a condition would still be required to be applied if planning permission is granted.

Impact on the countryside

This area is a recreational area, predominately characterised by beach huts. By reason of its siting and improved appearance, the proposed public toilets would be an appropriate addition in this location.

Climate Change

New Forest District Council declared a Climate and Nature Emergency at its meeting on 6 February 2021 and is committed to reducing carbon emissions. The Climate Action Plan is committed to at least one Energy efficient solution in each of the 23 Public Conveniences when building new public toilets.

This proposal incorporates solar panels on the inward slopes of the multi gabled roof, in accordance with the declared policies of New Forest District Council and the New Milton Neighbourhood Plan. Even though more slimline solar panels are a feature of modern huts within the beach scene, these more domestic style panels are appropriate in this instance due to the more robust scale of the building and the fact that they are located within the roof slope which results in a more visually discreet addition.

Biodiversity Net Gain

By virtue of the single storey form of the building and level of activity that could be associated with the building, it does not lend itself to the incorporation of biodiversity enhancements. Furthermore, the replacement building should not interfere with the existing ecological systems present in this area and so is considered to be acceptable.

Drainage and stability of access

The replacement building would replicate the drainage arrangements of the existing toilets, by discharging onto the existing cliff and would not involve the creation of a soakaway.

The agent has confirmed that a geotechnical survey has been undertaken and the access to the site should not be compromised by these works.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained within the National Planning Policy Framework (2021) and other Local Plan policies. Permission is therefore recommended.

12 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:
 - 1001 Rev A Existing Site, Floor Plan and Elevations as deposited with the Local Planning Authority on 2 December 2022
 - 2001 -PL-A Location Plan & Block Plan as deposited with the Local Planning Authority on 2 December 2022
 - 3001 -PL-A Proposed Floor Plan as deposited with the Local Planning Authority on 2 December 2022

- 4001 -PL-A Proposed Elevations as deposited with the Local Planning Authority on 7 December 2022
- Design & Access Statement as deposited with the Local Planning Authority on 7 December 2022
- Construction Environmental Management Plan as deposited with the Local Planning Authority on 13 January 2023

Reason: To ensure satisfactory provision of the development.

3. No development shall take place (including demolition, and ground works) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP should identify the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats, and should include the following:

- Storage of construction materials/chemicals and equipment
- Dust suppression
- Chemical and/or fuel run-off from construction into the water environment
- Waste disposal
- Noise/visual/vibrational impacts
- Visual screening (for SPA birds)
- Measures to ensure no materials, machinery, vehicles or works will encroach on the designated site

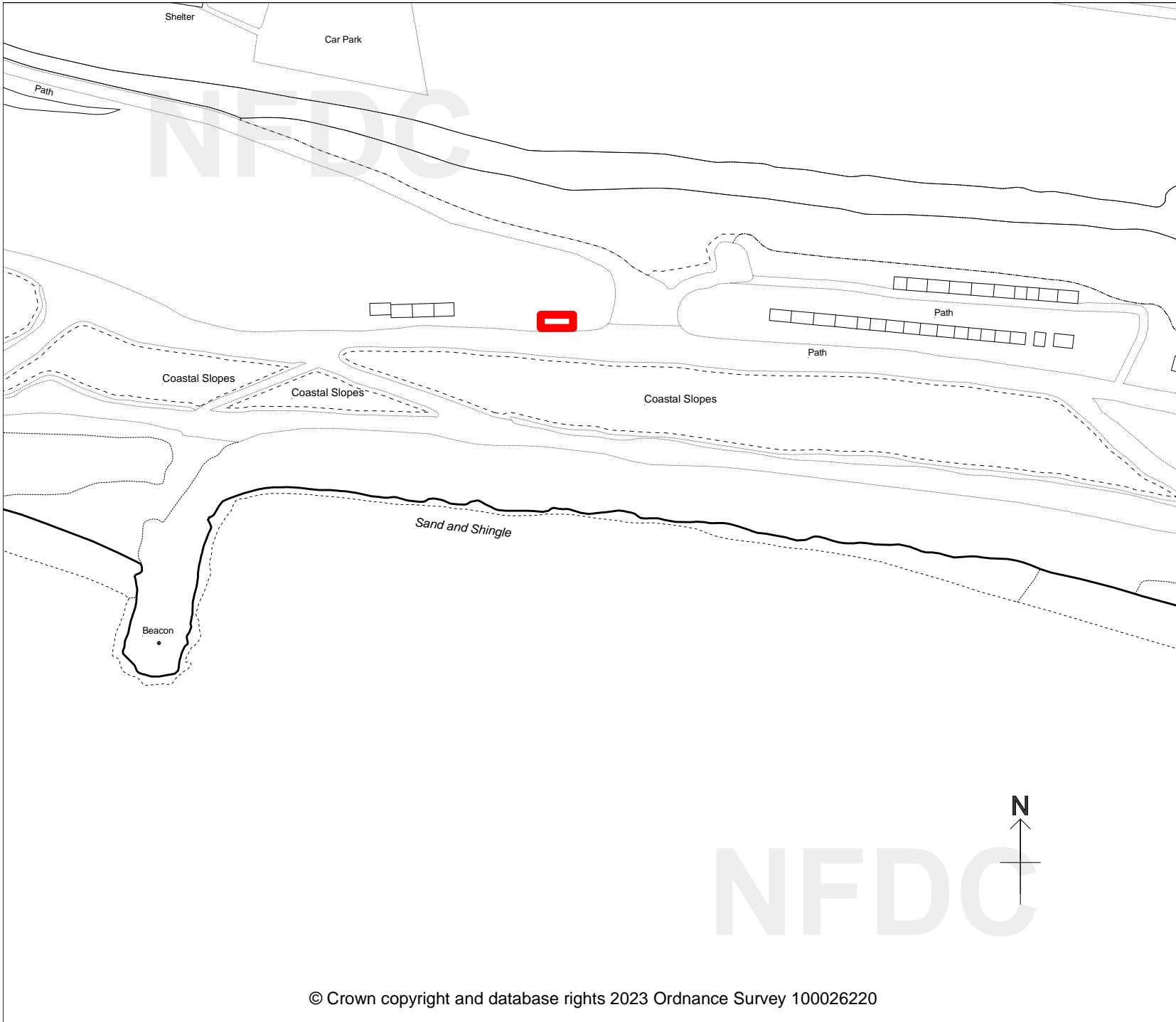
The development shall only be implemented in accordance with the approved details, unless otherwise agreed in writing.

Reason: Due to the proximity of the development site to Highcliffe to Milford Cliffs SSSI, and Solent and Dorset Coast SPA and to ensure the proposed development does not adversely impact upon these sensitive locations, in accordance with Policy ENV1 of the Local Plan Part One: Planning Strategy for the New Forest District outside of the National Park. and Policy DM2 of the Local Plan Part 2: Sites and Management Development Plan

Further Information:

Kate Cattermole

Telephone: 023 8028 5446



New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000
 www.newforest.gov.uk

Claire Upton-Brown
 Executive Head of Planning,
 Regeneration and Economy
 New Forest District Council
 Appletree Court
 Lyndhurst
 SO43 7PA

PLANNING COMMITTEE

February 2023

Public Conveniences
 Barton Beach and Undercliffe
 Barton-on-Sea
 22/11385

Scale 1:1250

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