

Application Number: 22/11456 Full Planning Permission

Site: DOWNLANDS COTTAGE, MARTIN ROAD, MARTIN SP6 3LA

Development: Existing 2m high close-boarded fence to be removed and replaced with 1.5m 2-bar post, rail and wire mesh fence. Replacement of failed section of metal sheet retaining wall with new brickwork wall to match the existing Cottage brickwork.

Applicant: Mr & Mrs Shearman

Agent: Morgan Carey Architects Ltd

Target Date: 17/02/2023

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the AONB
- 2) Setting of the Listed Building
- 3) Trees

This application is to be considered by Committee because there is a contrary view with Martin Parish Council

2 SITE DESCRIPTION

The application site consists of a thatched grade II listed cottage, which is sited within the rural linear village of Martin. The site falls within the Martin Conservation Area and is within the Cranborne Chase Area of Outstanding Natural Beauty.

The site is currently enclosed by fencing on the rear and south eastern boundary. The rear boundary is currently a 2m high close boarded fence, which continues down part of the south eastern boundary where it joins an existing stock fence which bounds the neighbouring paddock. The north west boundary is a mixture of hedging and wire fencing, but this has been eroded by clearing works undertaken on site. The land across the site inclines to the back boundary and to the rear of the site is a play park. There are protected trees on site.

3 PROPOSED DEVELOPMENT

The proposal is to install a new 1.5m high 2 bar post and rail and wire fence. These plans have been amended during the application process from a 2m high fence on the rear boundary with a rail and mesh insert..

The boundary to the side of the cottage adjacent to the neighbouring listed building at High Bank has collapsed and therefore a retaining wall is proposed with the post rail and wire fence continuing over, but this would be set away from the side wall of High Bank.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
95/NFDC/56958 Installation of septic tank drainage system	11/07/1995	Granted	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 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

DM1: Heritage and Conservation

Supplementary Planning Guidance And Documents

AONB Management Plan

Constraints

Archaeological Site

Area of Outstanding Natural Beauty

Conservation Area: Martin Conservation Area

Listed Building Grade: Grade II 552.23.025

Tree Preservation Order: TPO/0010/22 / T4

Plan Policy Designations

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Martin Parish Council (COMMENT ON ORIGINAL PLANS)

Martin Parish Council at the Council meeting on 6th February agreed to recommend PAR4, which is a refusal of the application 22/11456. The Martin Parish Council feels that the 2m high post rail and wire fence are not in keeping with the properties in the surrounding area. They feel that the wire fence will take many years to become hidden by the hedge. It is also felt that the native hedge will not thrive under the sycamore tree.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Tree Team: No objection

Conservation: Objection

9 REPRESENTATIONS RECEIVED

None received

10 PLANNING ASSESSMENT

Principle of Development

Policy ENV3 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.

Impact on the character and appearance of the Countryside and Area of Outstanding Natural Beauty

Para 176 of the National Planning Policy Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Beauty.

To the rear of the site is a play park and recreational area, which is between the site and Downview Road. As such this part of the area does not form part of the wider landscape of the AONB. The proposed fencing and hedging would be similar to other rear boundary treatments and as such would be appropriate to the rural character of the area.

Impact on the setting of the Listed Building and Martin Conservation Area

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

The proposed fencing would be installed in conjunction with hedging, and by reason of its design and open form this would screen the fence when viewed from within the site. The Conservation Officer has objected to the amended proposal, although the principal of the proposal was considered acceptable and concerns related with the form of the fencing which in their opinion was not traditional.

Having considered these comments and taking into account the presence of the hedging (which would be secured by condition) which would screen the majority of the fencing the planning officers assessment is that the proposals would be appropriate to the setting of the Listed Building and the character and appearance of the Martin Conservation Area.

The boundary closest to the neighbouring property High Bank has collapsed, and it is proposed to reinstate this by building in a small section of retaining wall with the continuation of the fencing over it. The plans show that this wall and fence would not be attached to the neighbouring Listed Building, however the Conservation Officer has raised concerns that the foundations could interfere with the foundations of the neighbouring property. However, if during building works this was found to be the case then it would require the benefit of Listed Building consent which would allow for an assessment of the impacts on this heritage asset. An informative can be added to this effect.

Trees

Even though the Conservation area provides some protection to the trees across the site, a Tree Preservation Order was recently made on a number of trees across the site. The proposal would require new post holes within the root protection area of

existing trees and conditions are required to ensure these would be undertaken in a manner that would not adversely impact on the trees.

Residential amenity

The proposed side boundary fence would introduce a secure boundary between the application site and the neighbouring property. No comments or concerns have been raised by the neighbour and no residential amenity impacts or harm has been identified from the proposed works.

Archaeology

The application site falls within an area identified as having archaeological significance and has added importance being in close proximity to historic Listed Buildings. As such archaeological investigations would be a requirement of any ground breaking work on this site. However, taking into account the limited ground intervention associated with the current proposals it is not considered reasonable or necessary to apply an archaeology condition in this instance.

11 CONCLUSION

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

12 OTHER MATTERS

Martin Parish Council comments

The objection received from Martin Parish Council relates to the proposal as originally submitted, which involved retaining the existing framework of the 2m high fence on the rear boundary with a rail and mesh insert. The next meeting of the Parish Council is later in May, and taking into account the improvements to the overall design of the proposed rear fence coupled with the reduction in height it is considered that this would address their concerns.

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:

6384 Tree report as deposited with the Local Planning Authority on 22 December 2022

02A Existing Topographical survey as deposited with the Local Planning Authority on 22 December 2022

21171-D03B Amended Design & Access Statement as deposited with the Local Planning Authority on 22 March 2023

21171-01D Location & Block Plan as deposited with the Local Planning Authority on 22 March 2023

21171.03 E Proposed Site & Elevations Plan as deposited with the Local Planning Authority on 23 March 2023

21171.15 A Retaining wall details as deposited with the Local Planning Authority on 23 March 2023

Reason: To ensure satisfactory provision of the development.

3. No development, demolition or site clearance shall take place until a method statement detailing the removal of existing boundary fencing and installation of new fencing, including preparatory works for landscaping within the RPA of retained trees in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations of has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

Reason: To protect the said trees in the interests of the visual amenities and character of the locality, in accordance 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.

4. No development shall take place until a scheme of landscaping of the site shall be submitted to and approved 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, to include a hedge as shown on plan 21171.03E (species, size, spacing and location);
- (c) 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 approved details.

Reason: To ensure the appearance and setting of the development is satisfactory 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.

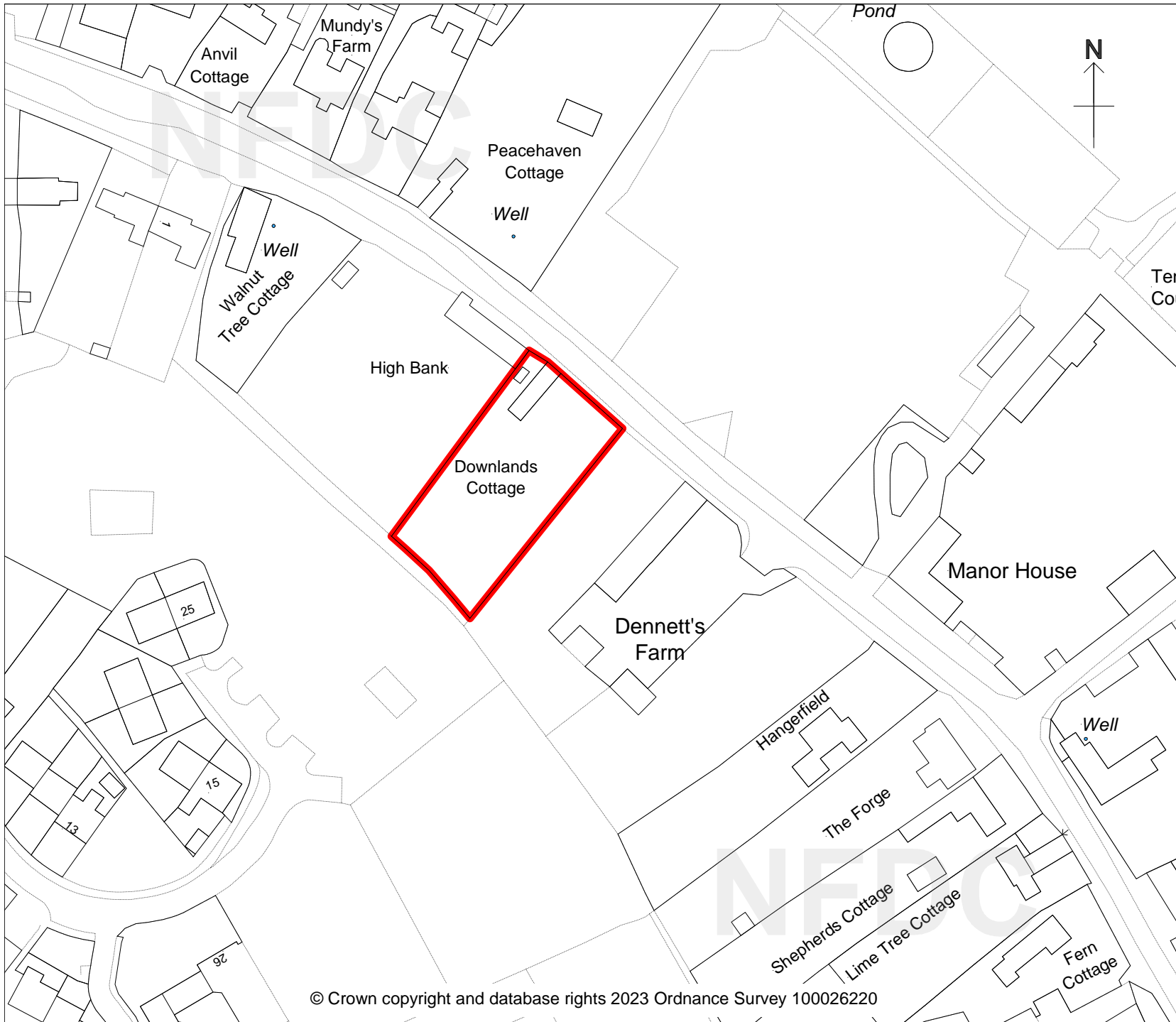
5. Before development commences, samples or exact details of the bricks to be used for the retaining wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

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.

Further Information:

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New Forest

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PLANNING COMMITTEE

May 2023

Downlands Cottage
 Martin Road
 Martin
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Scale 1:1250

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