

Application Number: 23/10457 Full Planning Permission
Site: ELLINGHAM FARM, ELLINGHAM VILLAGE, ELLINGHAM
BH24 3PJ
Development: Proposed conversion of former stables to farm shop, cafe and
shop (Class E), outdoor seating, car parking, landscaping and
associated works
Applicant: THE SOMERLEY ESTATE
Agent: CPL Architecture Ltd
Target Date: 29/06/2023
Case Officer: Vivienne Baxter
Officer Recommendation: Grant Subject to Conditions
**Reason for Referral
to Committee:** Contrary Parish Council view

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 including the setting of listed buildings
- 3) Impact on trees
- 4) Highway matters including parking
- 5) Residential amenity
- 6) Ecology

2 SITE DESCRIPTION

The site forms part of the Somerley Estate and is situated close to Ellingham Farmhouse and Ellingham Parish Church. At present, there is no vehicular access to the site from Ellingham Drove which provides access to the church, associated vicarage and church hall, a day nursery and a pair of cottages as well as access into the estate where there is a Gatehouse.

The building subject of this application sits alongside the road to the north end of the site with a mature hornbeam hedge forming the rest of the eastern boundary. The stable building forms three sides to a grassed courtyard and is of brick and slate construction.

Within the estate, the site is not physically separated from the adjacent access drive to the Farmhouse. Between this access drive and road is a grassy area containing several mature trees.

3 PROPOSED DEVELOPMENT

The proposal is for the conversion of the stable building into a small cafe, farm shop and further retail unit together with associated parking for cars and cycles and new vehicular access off Ellingham Drive. There is an associated listed building consent application (Ref: 23/10458).

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10458 Proposed conversion of former stables to farm shop, cafe and shop (class E), outdoor seating, car parking, landscaping and associated works (Listed building consent).			Item on Committee Agenda. Pending decision.
97/NFDC/62377 Cou of redundant building to retail unit	27/05/1998	Withdrawn by Applicant	Withdrawn

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
Policy ENV3: Design quality and local distinctiveness
Policy IMPL2: Development standards
Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park
Policy STR3: The strategy for locating new development
Policy STR4: The settlement hierarchy
Policy ECON5: Retail development and other main town centre uses

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation
DM22: Employment development in the countryside
DM23: Shops, services and community facilities in rural areas

Core Strategy

CS21: Rural economy

Supplementary Planning Guidance And Documents

None

Relevant Legislation

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
Section 66 General duty as respects listed buildings in exercise of planning functions.
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy Framework

Relevant Advice

NPPF 2023
NPPG

Constraints

Archaeological Site
Article 4 Direction
Aerodrome Safeguarding Zone
Small Sewage Discharge Risk Zone - RED
Avon Catchment Area
SSSI IRZ All Consultations
Listed Building Grade: Grade II
Tree Preservation Order 0003/23.

6 PARISH / TOWN COUNCIL COMMENTS

Ellingham, Harbridge & Ibsley Parish Council PAR 4, Refusal with the following comments. These comments are for planning application 23/10457 and 23/10458:

- The Council is content with the principle of change of use of the building(s), and that the repurposing / renovation would respect their existing form and structure. The proposed felling of one plum and two ash trees was not considered an issue.
- However, Cllrs have some concerns about which they would like to receive further information. The Council will subsequently be happy to reconsider the application:
- Cllrs were not convinced by the evidence of the Transport Statement and comparability of this site with other establishments, particularly in regard to the potential capacity of indoor and outdoor catering proposed and available parking spaces on site;
- The Transport Statement does not seem to identify or assess the number of vehicle movements associated with the narrow time windows of set down and pick up from the day nursery, and/or sporadic Church / Church Hall events, and the contraflow traffic negotiating the single track length of Ellingham Drive to the Somerley Estate entrance;
- Control measures that would be put in place to ensure that the Church Hall, Ellingham Church and day school access/parking areas would not be used for overspill or convenience parking at any time;
- Proposed ingress into and compaction of the RPAs of the retained oak trees for parking provision. Future limb/crown reduction works that may be 'required? to be carried out on the trees as a result of health and safety / risk inspections;
- It was considered unlikely that deliveries to and from the retail area, café, farm shop and butcher would be confined to out of hours periods, with the attendant consequence on sufficient manoeuvring area being available for lorries and large vans with the car park in use;
- Though the former access to Ellingham Farm was a paved driveway from Ellingham Drive (see Google Maps Streetview), the replacement of an

extensive area of what is now lawn area with a permeable hoggin surface is a significant loss;

- A Construction Management Statement would be helpful, advising the number of vehicle movements anticipated for the removal of concrete and other spoil, together with expected new material deliveries; the suitability of the proposed site access/exit for HGVs without trespassing onto the Church Hall parking area; remedial works proposed in the event of damage to this area;
- mitigation of large vehicles meeting other traffic on the single track length of Ellingham Drive to the Somerley Estate entrance;
- Any external lighting proposed should be submitted for approval to NFDC with luminaires / lamps / heights / locations and control system(s) identified;
- Proposed operating times and hours should not be treated as a reserved matter due to the potential impact on neighbouring premises and their activities, as well as residents.

Following re-consultation:

The Council reiterates its belief that permitting the buildings to be brought back into use represents the most viable solution for preserving the buildings for the long-term, but the following concerns remain:

- Parking - the Council does not feel there is sufficient parking provision for staff (for three types of business operation) and visitors, and that the parking areas used by the church and church hall may well be used as overflow;
- Carpark surface material . compacted hoggin is not thought to be compatible with the long-term sustainability and welfare of the Oak trees in the car park and now subject to a TPO. It was suggested that an area of the gravel drive serving Ellingham Farm could be provisioned for car parking;
- Highway access - Ellingham Drive is a single track road with ad hoc unadopted passing places. Without formalising these, it is felt the road is unsuitable for the additional traffic, including large delivery vehicles, that is likely to be generated;
- Site access . it is felt that the safe manoeuvring areas and turning paths required by large delivery vehicles accessing and/or leaving the site have not been sufficiently addressed, particularly when the proposed car park area is full;
- Visibility at the junction with the A338;
- Trees . there continues to be concern over the provision of car parking spaces under the crown of the larger of the retained Oak trees within the site. It is anticipated that in the event of any limb shed a crown reduction would be sought. This also applies to the other Oak tree in the site as its crown spreads. The potential long-term compromise of these trees would be a disappointing outcome;
- Email from agent to NFDC of 07 August 2023 - the Council is not persuaded by the justification put forward for the loss of .green space. on the site: *The area of green space presently laid to grass which will change to a permeable*

surface for parking use during trading hours is 776 SQM. The area of land under the control and ownership of the applicant is 27.342 Million SQM (2,734Ha). The % of land affected here is 0.000028 of the whole. Ownership of other areas of green space, however extensive, does not mitigate for the loss of green space and potential harm arising;

If further attention is given to the matters raised above, the PC would be happy to consider the application again.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFPA Archaeologist: No objection subject to conditions

NFDC Tree Team: No objection. Previous concerns have been addressed

HCC Highways: No objection. The proposal would result in an increase in trips however this is acceptable in this instance. Plans to show appropriate visibility splays and tracking details for larger vehicles have been provided and the Highway authority has no objections to the application.

Ecologist: mitigation proposals will need to be monitored

9 REPRESENTATIONS RECEIVED

None received

10 PLANNING ASSESSMENT

Principle of Development

The proposal entails the conversion of an agricultural building that is no longer in use, to retail and cafe purposes.

Saved Policy CS21 of the Core Strategy relates to the Rural Economy and encourages farm diversification where it would be consistent with maintaining and enhancing the environment. Part of the identified strategy is to support the rural economy by allowing for the re-use of suitable rural buildings and support local business development through the conversion of existing buildings.

Policy ECON5 of the Local Plan Part 1 relates to the provision of 'town centre uses' which would include the cafe, farm shop and retail uses which are proposed as part of this application. Whilst Policy ECON5 aims to support renewal and investment in town centres, it makes an exception where proposals comply with Policy CS21 and they would not conflict with ECON5.

Rather than being a farmed estate, the Somerley Estate is an established business operation where weddings are held, overnight accommodation is available within both the farmhouse and main Somerley House (Grade II*) and the estate is also used for filming purposes. The proposal would add a further uses within the estate enabling the business to expand and diversify.

The principle of the development is therefore considered to be acceptable in policy terms, however any development should maintain the environmental quality of the area and the setting of important buildings as discussed in the planning assessment below.

Impact on local character and appearance of area including the setting of listed buildings

The external works to the building are limited in that no additional openings are proposed (other than a hatch for bat roost purposes). From the public realm therefore, the building would remain as existing, subject to removal of overgrown vegetation. Within the site, alterations to the internal courtyard elevations of the building would respect the existing openings through providing new doors, glazed panels or high level windows with shutters. There are no objections to these alterations which have a limited impact on the curtilage listed building.

The proposed new access would result in an opening to the boundary hedge along the road, opposite the northern end of the open parking area for the Church Hall. The access would be provided with a metal gate to match others on the estate and would not be out of keeping in this location. Whilst the hedge either side of the access would be reduced in height, this is considered to be an acceptable solution rather than removal of hedging to provide the required visibility splays. It is noted that this part of the estate previously had a vehicular access in the southern corner of the site which cut across the grassed area towards the farmhouse.

Within the area to the south of the stable building, there are several trees and a grassed area. Approximately half of this area would be replaced with a gravel surface in order to accommodate the proposed car parking. The proposed surfacing would reflect the surface of the drive to the farmhouse, the car park to the Church Hall - which is open to the road - and the access and parking area for the Day Nursery to the north-east. It would also be partly screened behind the boundary hedge. Whilst the proposed changes to this area have some visual impact, it is considered to be acceptable in its context given the lack of public visibility and the retention of the remaining grass and trees.

The proposed cycle parking would be located adjacent to the north wing of the building where a new hedge would separate it from the end of the drive/parking area for the farmhouse. The hedge would form a new boundary between the two properties and would provide an effective visual screen to separate them. Hedging to the front of the site would also screen the proposed refuse enclosure and access into the boiler room.

Having regard to the setting of the adjacent listed farmhouse, the proposal would reduce the width of part of the access drive although the resultant width would be comparable to the southern section of drive to the property. The proposed cycle parking would be directly opposite the eastern facade of the property but would be screened by hedging where there is existing landscaping to the end of the stable building. This landscaping continues either side of a footpath which leads to the end of Ellingham Drove and the hedging would reflect existing hedging to the north side of the Farmhouse forecourt. It is not considered that the revised access provisions or the changes to the planting in this location would harm the setting of the listed building or the rural character of the area.

Trees

Trees are a material consideration in the planning process and can be a constraint to new development. There are a number of trees, shrubs and hornbeam hedging

within and to the boundaries of the site consisting of Oak, Ash, Plum and Beech. In particular, three large mature Oak trees are prominent features in the street scene and provide a good level of public amenity value. These trees are protected under a Tree Preservation Order.

The proposal will involve the installation of a car parking area in close proximity to some of the trees within the site which will result in the removal of several Ash and a Plum tree. The loss of the fruit tree is considered to be acceptable. Whilst one of the Ash trees currently offers a good level of amenity, it is showing signs of ash die back and for this reason, it would not be reasonable to object to its loss. Aside from the protected trees, there are several other trees both within and adjacent to the site which would be retained and overall, the amenity value of the site would be retained.

Whilst only one proposed parking space is wholly within the root protection area (RPA) of the protected oaks, 5 are substantially within this area and a further 5 partially within the RPA. These parking spaces would all be provided through a no-dig construction methodology involving a cellular confinement system as specified on the site plan. A tree protection plan and arboricultural impact assessment have also been submitted to support the proposal. The comments of the Parish Council relating to the proposed surfacing within the canopy spread of these trees have been noted. This concern was also noted by the Tree Officer and as a result, the previously proposed hoggin surface has been replaced with gravel which would allow permeability across the area.

Overall, subject to suitable conditions these proposals would have an acceptable impact on retained and protected trees on the site.

Highway safety, access and parking

The proposal includes the provision of a new vehicular access off Ellingham Drove approximately 16m south of the building and 10 m from the southern boundary. At present, this boundary is marked by a post and rail fence with mature hedging although it is noted that there has previously been a vehicular access into the site adjacent to the southern boundary.

The Highway Authority (HCC) has noted that traffic generation would increase to the site as a result of these proposals but have advised that the increase in trips is acceptable in this instance.

The Highway Authority requested additional information relating to visibility splays and tracking movements for larger vehicles. Following the submission of this information, HCC are satisfied that the tracking information demonstrates that typical delivery vehicles can both access and egress the site in a forward gear. Improved visibility splays at the access have now been shown on the amended plans. As such, no highway objection is raised.

The unclassified 'no through' road is quite straight at this point. However, it is now proposed to lower the height of the hedging either side of the access which would provide a good level of visibility without the need to remove the existing mature hedge. Whilst in many cases, having a gate adjacent to the highway is not practical in view of the potential disruption caused by waiting on the highway for a gate to be opened, this would not be the case here as the proposed gate would remain open during the opening hours of the site and only closed (and locked) once the site is closed for the day. It is therefore not considered appropriate to request that the gates are set back 6 m into the site for these reasons and furthermore, in visual terms this would not be as appropriate in this rural setting.

The concerns expressed by the Parish Council with regard to the visibility of Ellingham Drove with the A338 and the single track nature of the lane between this junction and estate entrance have been Considered. However, the Highway Authority has not raised any objection to the proposal on the basis that the highway network would not be able to accommodate this increase in traffic. Suitable visibility can be provided and secured by a condition and tracking movements for delivery vehicles have been demonstrated.

As noted in the Transport Assessment, the junction of the lane with the A338 has good visibility in both directions in view of the wide grass verges. With regard to the visibility at the proposed access with Ellingham Drove, the applicant has stated that the existing hedge would be lowered to a maximum height of 600mm where this would fall within the visibility splays which are shown on the amended plans. A condition can be imposed to ensure that these visibility plays are provided and retained.

With regard to the potential conflict with other users of the road, it is noted that there are several informal passing places along the road which could be utilised should the need arise. This occurs at present. Much of the existing trip generation for Ellingham Drove is the nursery where parents are likely to drop off/collect their children at each end of the working day or lunchtime. It is noted that the nursery is open from 8am until 6pm with half days starting/finishing at 1.30pm. This pattern of activity is different to that likely for the cafe and retail use which could be restricted within these hours and therefore reduce the potential for any conflict due to increased traffic generation.

The proposal includes parking facilities. The proposed floorspace for retail/cafe uses would require a car parking provision of 30 spaces whilst 14 cycle spaces are recommended to accord standard within the adopted Parking Standards SPD. The proposal includes 27 car parking spaces and 10 cycle parking spaces, both of which fall slightly below that recommended.

The Transport Assessment includes TRICS data with respect to a number of similar uses in different parts of the country. Using this data in relation to the current proposal, peak parking demand on a typical weekday is likely to be around 19 spaces and the current proposal includes 27 spaces. In addition, the site proposes cycle parking facilities for visitors to provide an alternative to journeying to the site via car which is welcomed. It is also noted that there are bus stops along the A338 close to its junction with Ellingham Drove where a frequent bus service operates between Ringwood and Fordingbridge. On this basis, it is not considered that the shortfall of three parking spaces is so significant as to warrant refusal of the scheme in this respect.

The Parish Council has also raised concerns about the size of delivery vehicles that may visit the site. In this respect, the applicant has advised that they are not anticipating large vehicles to the property as this would not be in keeping with the type of facility proposed. With regard to deliveries, it is anticipated that light service vehicles are used which would be able to access the site adequately as demonstrated in the submitted swept path tracking details. Refuse vehicles would be able to stop by the access gate and operatives would not need to walk further than the appropriate distance in order to collect waste from the site. Overall whilst these concerns are noted they do not justify refusal of planning permission on these grounds.

The highway/traffic related issues have been thoroughly assessed and it is not considered that the impact would be unacceptable.

In order to comply with Policy IMPL2, infrastructure for electric vehicle charging points is required to be installed and can be secured by a condition.

Residential amenity

There are limited number of residential properties near to the site other than the vicarage and a pair of cottages some distance to the south east. The Farmhouse, is part of the Somerley Estate, and used as accommodation for letting purposes. Whilst the drive to the Farmhouse is currently shared with the stable building, this would be separated by a new hedge and visitors to the proposed development would not be able to directly access the Farmhouse. The Farmhouse also has an enclosed garden to the west of the access drive.

Whilst there would be an element of noise and disturbance associated with the use of the building, it is not considered that it would be unacceptably harmful. It is noted that the applicant is willing to accept restrictions relating to the opening hours in order to minimise disruption which can be secured by a planning condition. Furthermore a condition to restrict future permitted changes of use within Class E is considered reasonable and will further limit any amenity impacts.

Ecology

The proposal is supported with an Ecological Appraisal which highlights the presence of bats in the area, some of which have used the building as a day roost. In order to protect these habitats, the proposal includes measures to retain an area within the building for bat roosts. Such mitigation is a requirement in order to prevent harm to Greater Horseshoe and Soprano Pipistrelle bat populations. A European Protected Species Licence would also be required separate to any planning consent and it is not expected that there would be any reasons for this not to be granted.

Subject to the development being carried out in accordance with the recommendations of the Ecological Assessment, the Council's Ecologist is satisfied that the favourable conservation status of the bats can be maintained. However, the mitigation and compensation measures referred to in the assessment will need further monitoring which can be secured by way of condition.

11 OTHER MATTERS

The site is located within the HCC Yellow heritage ALERT area marking the Historic Rural Settlement of Ellingham and an area of High Archaeological Potential. The proposed development includes the provision of a 27 space car park to the south of the former stables on an area that would appear to have never been developed. Excluding the No-Dig Area (to protect tree roots) the construction of the car park has the potential to negatively impact on any surviving in situ archaeological remains relating to the historic rural settlement.

To address this, the archaeologist has recommended a condition relating to an archaeological Watching Brief of all ground works south of the former stables.

12 CONCLUSION / PLANNING BALANCE

The proposal makes good use of an otherwise vacant building located within a sensitive setting in the countryside and this is considered to be acceptable in principle in accordance with Policy.

The proposal changes to the structure would have a limited impact on the setting of the adjacent listed building and whilst the impact on the character and appearance of the surrounding area would be slightly greater, given the curtilage listed nature of the proposal, it is considered that the benefits gained from the reuse of the building outweighs this impact.

With regard to the highway issues raised, the Highway Authority do not raise objection, subject to the visibility splays that are shown on the amended plans being provided at the access. Furthermore, HCC are satisfied that the tracking details provided are satisfactory. As such a reason for refusal on highway grounds could not be justified.

Other impacts of the proposed development, including those relating to trees and residential amenity have been assessed and found to be acceptable. As such, the planning application is recommended for approval subject to conditions.

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:

Transport Statement
Ecological Assessment
Design, Access and Heritage Statement
50 C - site location plan
60 A - existing site plan
80 J - proposed site plan
100 - existing plans
101 C - proposed plans
200 - existing elevations
201 B - proposed elevations
202 B - refuse area and gate details
203 - proposed no dig zone car park area
2009-01 - tree protection plan
NJC-001 - swept path tracking
NJC-002 - swept path tracking
Arboricultural Impact Assessment dated 24.11.22

Reason: To ensure satisfactory provision of the development.

3. 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 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 (including demolition) shall commence until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation and
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the Written Scheme of Investigation.

The development hereby approved shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under this condition (and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In the interests of recording maintaining accurate records of archaeological features and in accordance with Policy DM1 of the Local Plan Part 2: Site and Development Management.

5. The works hereby approved shall be undertaken in strict accordance with the Ecological Assessment (ref 0525 issue 2) dated 3 February 2023 unless otherwise first agreed in writing with the Local Planning Authority. The identified mitigation measures shall be undertaken and follow up monitoring specified in paragraph 5.7 of this report shall be undertaken for two years following the completion of the development and submitted to both the Local Authority and Natural England.

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

6. Prior to the commencement of works to the building, details of the proposed type and location of the proposed bat/bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved scheme prior to the occupation of the building and the ecological enhancements thereafter retained in perpetuity.

Reason: To safeguard protected species and ensure ecological enhancements are provided and retained in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1 and DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

7. Notwithstanding the provisions of the Town & Country Planning General Development Order 2015 nothing over 600mm in height shall be placed or permitted to remain on the land shaded green on the approved plan (Ref: 80 rev.J).

Reason: In the interest of highway safety and 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.

8. Before first occupation or use of the development hereby approved, a scheme for the provision of infrastructure and facilities to enable the installation of charging points for electric vehicles to serve the new development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided before the approved development has been occupied and shall thereafter be retained in accordance with the approved details.

Reason: In the interests of sustainability and to ensure that provision is made for electrical charging points in accordance with Policy IMPL2 of the Local Plan Part 1 Planning Strategy for the New Forest (outside of the National Park).

9. Prior to the commencement of the use, the spaces shown on plan 80 rev.J for the parking of motor vehicles and cycles shall be provided. The spaces shown on plan 80 rev.J for the parking of motor vehicles and cycles shall be retained and kept available for the parking of motor vehicles and cycles for the use hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

10. No activity shall take place on the site in connection with the approved use other than between the hours of 0900 and 1700 Monday to Saturday and 1000 and 1600 on Sundays and recognised public holidays.

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

11. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2005 and the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) Order 2015 or any subsequent re-enactments thereof, the development hereby approved shall be used for Class E(a), E(b), E(c) and E(g)(i) purposes only and for no other purposes whatsoever, including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 2005 or any subsequent re-enactment thereof, without express planning permission first being obtained.

Reason: In view of the site's location within the countryside and sensitive location within the curtilage of a listed building and in accordance with Policies ENV3 and CCC2 of the Local Plan Part 1 and Policy DM2 of the Local Plan Part 2 for the New Forest outside of the National Park.

12. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method statement (by SJ Stephens Associated project number 2009 dated November 2022) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

Prior to the commencement of works (including site clearance, demolition and construction works) 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend a pre-commencement site meeting to inspect all tree protection measures and confirm that they have been installed as illustrated and specified within the submitted Arboricultural Impact assessment, Tree Protection Plan and Arboricultural Method statement. These tree protection measures shall be retained as approved

for the duration of all site clearance, demolition and construction works unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

13. Prior to the installation of the no dig parking area 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend site supervision of the installation of the cellular confinement system as specified in section 5.5 of the submitted Arboricultural Impact assessment and Arboricultural statement (by SJ Stephens Associated project number 2009 dated November 2022) or sufficient evidence (including photographic) submitted to demonstrate installation was carried out under supervision of the project arboriculturist.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

14. No development, demolition or site clearance shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) engineering drawings for the driveway/parking area.
- (ii) a plan showing the location of site compounds and mixing areas.

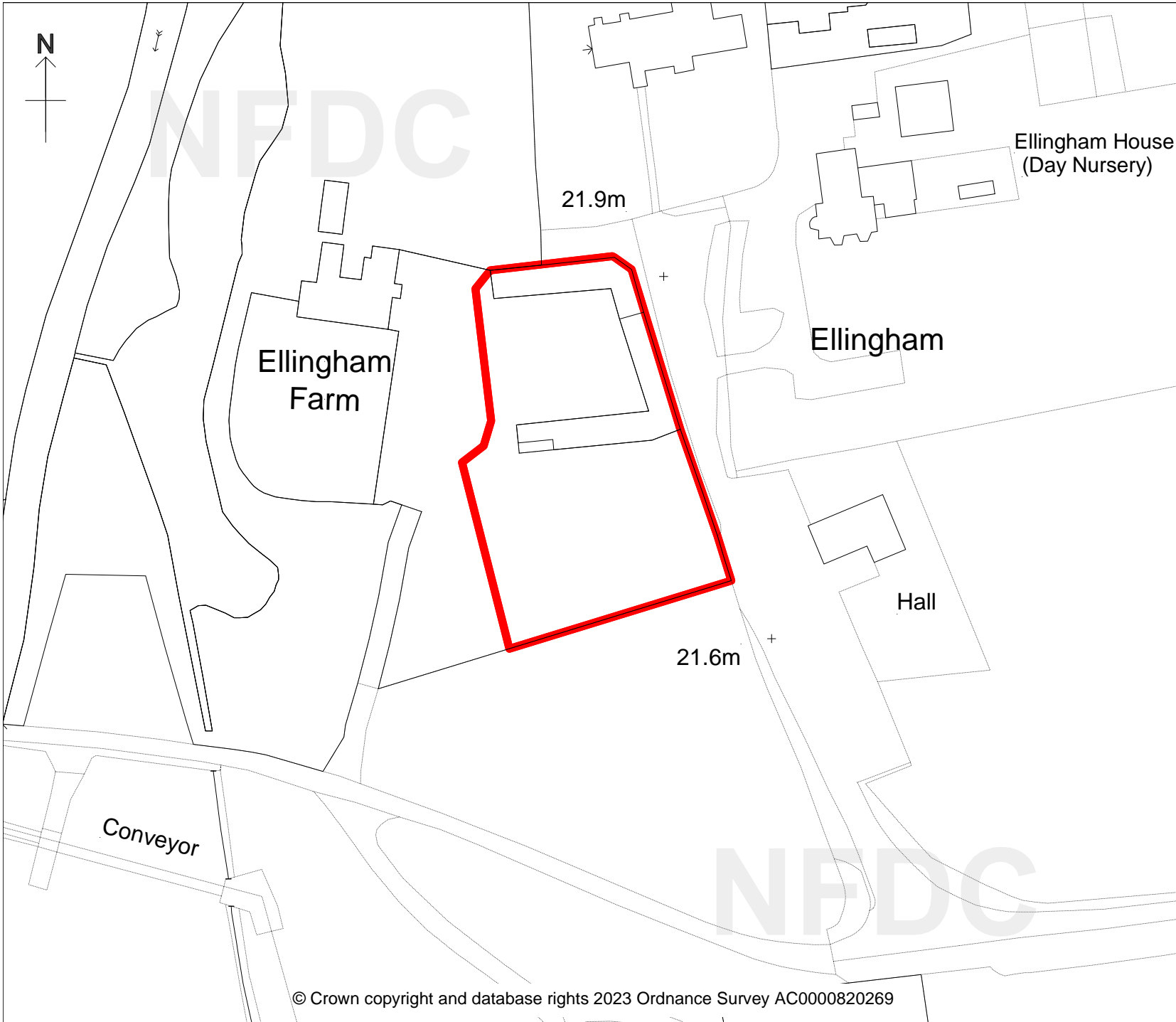
Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

Further Information:

Vivienne Baxter

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

December 2023

Ellingham Farm
Ellingham Village
Ellingham
23/10457 & 23/10458

Scale 1:1000

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