

Application Number:	23/10940 Full Planning Permission
Site:	SOPLEY BARN, DERRITT LANE, BRANSGORE, SOPLEY BH23 8AX
Development:	Change of use of an existing agricultural barn to be used for B8 Storage (Retrospective)
Applicant:	Avon Tyrrell Farms
Agent:	BCM LLP
Target Date:	20/10/2023
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) Green Belt
- 3) Impact on the character and appearance of the area
- 4) Highway matters including parking

2 SITE DESCRIPTION

The site lies within the Green Belt and countryside close to the village of Sopley. It is located the corner of Harpwey Lane and Derritt Lane where it is accessed from. There is mature hedging to the west and south-eastern boundaries of the site. The north-eastern boundary of the site to the adjacent field is a post and wire fence with relatively new planting within the adjacent field.

Within the site is a large barn and several metal storage containers, some of which form courtyards adjacent to the barn with one area being covered. There are currently several vehicles, trailers and other pieces of equipment and machinery stored in the open. There is a separate paddock area to the south containing further containers, boats and trailers.

3 PROPOSED DEVELOPMENT

The current application seeks retrospective planning permission for the continued use of the existing barn for the storage of boats and cars. It is the result of an enforcement investigation. When the planning application was initially submitted, the proposal included the retention of the metal storage containers and covered areas and the use of the land around the building for storage purposes. However, the outside storage element has now been removed from the planning application which now only seeks permission for the use of the barn for continued storage purposes.

Although there are no identified parking spaces on the plans, the site area contains adequate space to serve this use to be provided.

The application states that the use for storage purposes commenced at the beginning of 2014 and as such, an enforcement notice has recently been served on the owner. This enforcement notice comes into effect on 10th January 2024 and requires the removal of the open storage items and metal containers/covered areas from the site by 10th April 2024.

4 PLANNING HISTORY

An enforcement investigation has resulted in the serving on an enforcement notice dated 29th November 2023. The enforcement notice comes into effect on 10th January 2024 and requires the removal of the open storage and containers from the site by 10th April 2024.

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ECON1: Employment land and development
Policy ENV2: The Southwest Hampshire Green Belt
Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality
Policy IMPL2: Development standards

Local Plan Part 2: Sites and Development Management 2014

DM22: Employment development in the countryside

Core Strategy (saved policy)

CS21: Rural economy

Supplementary Planning Guidance and Documents

SPG - Landscape Character Assessment
SPD - Parking Standards

Neighbourhood Plan

N/A

National Planning Policy Framework 2023

National Planning Policy Guidance

Plan Policy Designations

Green Belt
Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Sopley Parish Council

Par 4 - REFUSAL for the reasons listed:

Cllr 1 - The area has been used for storage for some time and is a blot on the landscape with so many old vehicles of all types including large commercial type coaches etc, together with many huge boats. The narrow lanes through Sopley and Brangore do not lend themselves for transporting such traffic.

Cllr 2 - Decline - looks awful not in keeping with the area and the road struggles with the size of vehicles.

Cllr 3 - This is such an eyesore not used for agricultural use (re boats coaches) I do not agree with this at all.

Cllr 4 - I agree with all SPC members in their objection.

Cllr 5 - I would also object to this application, it is inappropriate for the area, and will look even more of an eyesore in the winter when the trees area bare.

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Highways: The proposal will result in a small increase in trips compared to the existing use, which is acceptable in this instance. Therefore, the Highway Authority have no objection.

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

Principle of Development

The most up to date policy for employment use is ECON1 which requires compliance with saved Policy CS21 of the Core Strategy. This policy supports local businesses through the conversion of existing buildings and also encourages farm diversification where it is consistent with maintaining and enhancing the environment. There are policy requirements for safe and suitable access, no unacceptable impact on visual or residential amenity and no detrimental impact on other businesses in the area.

Policy DM22 of Local Plan Part 2 allows for employment development as part of farm diversification or the reuse of existing permanent buildings. In this case, the supporting documentation advises that the proposals are part of a farm diversification. The existing barn is a permanent building that is structurally sound so it would meet these local policy criteria.

Southwest Hampshire Green Belt

Within the Green Belt, paragraph 155 d) of the NPPF (revised 19th December 2023) advises that the reuse of buildings which are of permanent and substantial construction is not inappropriate if it does not adversely affect the openness of the Green Belt nor conflict with the purposes of including land within the Green Belt.

As such the principle of the reuse of the building is acceptable in accordance with local and national policy guidance subject to consideration of the following matters.

Impact on local character and appearance of area and residential amenity

The current application is to regularize the use of the existing barn for storage purposes. It also includes the removal of a significant amount of unauthorized external storage, several metal storage containers and the enclosures within the site which has occurred in recent years without planning permission. The removal of the authorised outside storage would result in a significant improvement to the appearance of the site, resulting in a single building of agricultural appearance on the site.

There are residential properties to the east although these dwellings are some distance away from the site and across a field. The outlook from these properties towards the site would be improved by the removal of the unauthorised external storage as the existing hedgerows between them and the barn are relatively low, and the houses are quite exposed on their western side.

The proposal would not have any other significant impacts on residential amenity given the separation distances, the position of the access relative to these properties and the fact that storage would be contained within the existing building.

Highway safety, access and parking

The site has a vehicular access onto Derritt Lane. The gate is set back into the site some distance allowing small vehicles with trailers to pull up off the road whilst the gate is opened. Although it would not be possible for all vehicles accessing the site to fully pull off of the road, in view of the limited number of traffic movements associated with the use, the Highway Authority has not raised any objections to the proposal.

The level of parking recommended in line with the NFDC Parking Standards SPD for a storage use of this size would be 4 parking spaces. The site contains adequate space for this parking standard to be met and this can be secured by condition.

In order to comply with Policy IMPL2, infrastructure is required to be provided to allow for the future installation of an electric vehicle charging points and this can be secured by condition.

11 OTHER MATTERS

The application is retrospective and was initially submitted to retain the full extent of storage currently operating on the site. However, open storage is inappropriate development within the Green Belt. Furthermore, in view of the significant harmful visual impacts of the open storage and numerous metal storage containers on the site, the application has been amended to include just the barn for a continued storage use. Removal of the external storage and containers, etc. is secured through the Enforcement Notice served in November 2023.

The comments made by the Parish Council relate largely to the fact that at present, there is significant external storage within the site which is visually unattractive and not in keeping with the rural nature of the area.

One comment refers to the size of vehicles using the narrow country lanes. It is noted that Sopley village has weight restrictions which may prevent access of some vehicles to the site although should this be breached, it is a police matter rather than one which can be dealt with by planning legislation.

12 CONCLUSION / PLANNING BALANCE

The proposal would allow for the continued use of the barn which would be an improvement to the visual amenities of the area.

The use of this permanent building for storage would not be inappropriate in the Green Belt and it would be in accordance with the NPPF and in compliance with the development plan. Highway safety and residential amenity would not be adversely affected.

As such, planning approval is recommended subject to appropriate conditions.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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

- 11057-BCM-101 rev.B - location plan
- 11057-BCM-102 rev.A - existing site plan
- 11057-BCM-103 rev.A - existing plans and site elevations
- 11057-BCM-104 - proposed plans and site elevations
- 11057-BCM-105 - existing floor plans
- 11057-BCM-106 - proposed site plan

Reason: To ensure satisfactory provision of the development.

2. No goods, plant, or machinery shall be stored in the open on the site and no work shall be undertaken outside the building without the express planning permission of the Local Planning Authority.

Reason: In the interest of visual amenity, the character of the countryside and as open storage is inappropriate development in Green Belt in accordance with Policies ENV2 and ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the NPPF

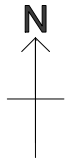
3. Within three months of the date of this permission, details of the proposed parking layout shall be submitted to, for approval in writing by, the Local Planning Authority. The layout as approved shall be implemented within three months of the approval of details and permanently retained for that purpose hereafter.

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.

Further Information:

Vivienne Baxter

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NFDC



New Forest
DISTRICT COUNCIL

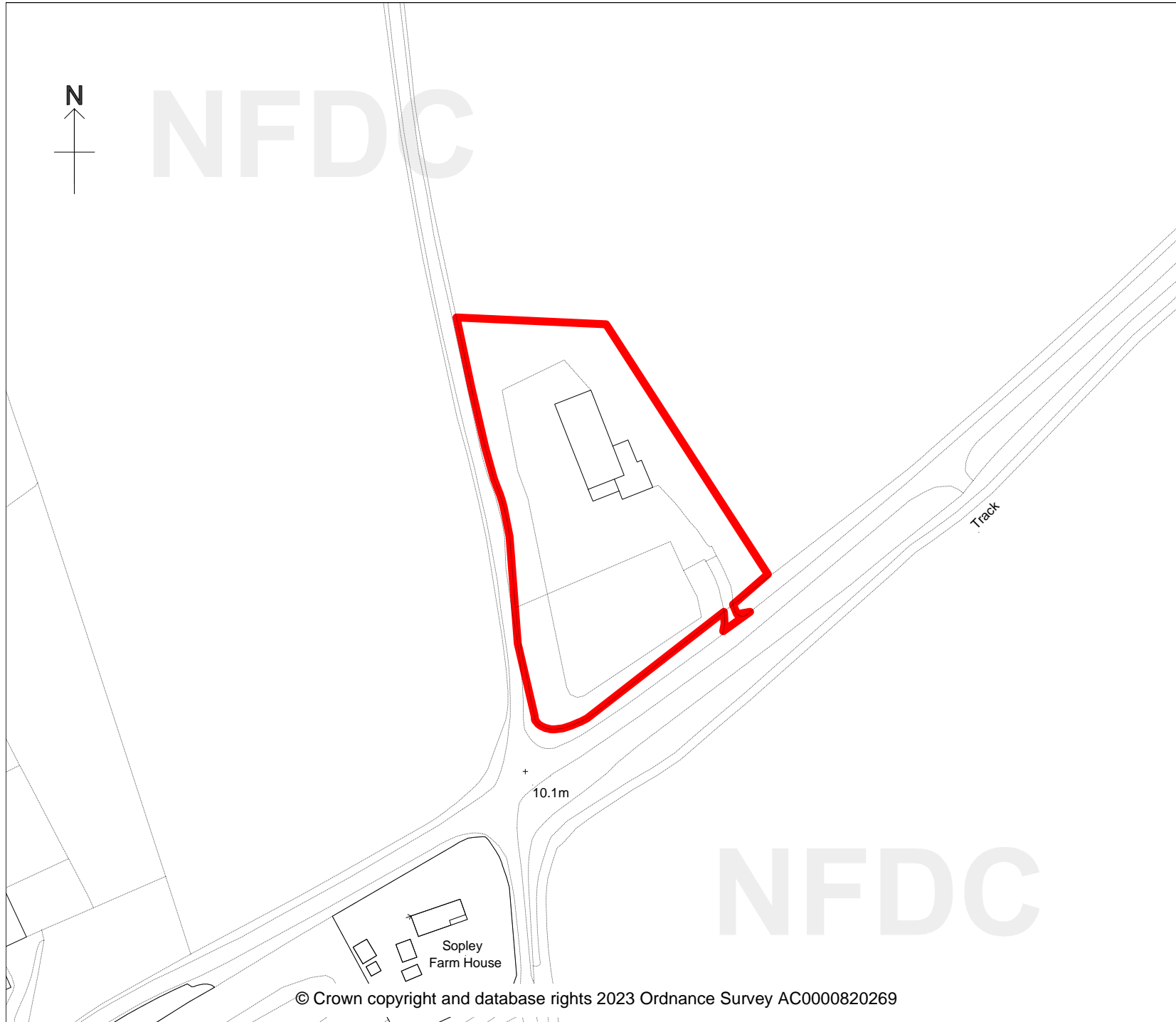
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PLANNING COMMITTEE

January 2024

Sopley Barn
Derritt Lane
Brangore
23/10940



Scale 1:1750

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