

Application Number: 24/10510 Full Planning Permission
Site: 50 BECTON LANE, BARTON-ON-SEA, NEW MILTON
BH25 7AG
Development: Proposed access off Becton Lane; creation of driveway and
fencing
Applicant: Durlston Court School
Agent: R Elliott Associates Ltd
Target Date: 05/08/2024
Case Officer: Jessica Cooke
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Contrary Town Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on the character and appearance of the area.
- 3) Landscape impact and trees
- 3) Highway safety

This application is to be heard at Planning Committee due to the recommendation being contrary to the views of the Parish Council.

2 SITE DESCRIPTION

The application site comprises a detached chalet bungalow and its rear and side amenity space. The dwelling is of a white rendered materiality with tiled roof and two small front facing dormer windows. There are level changes on the site, whilst the majority of the site is relatively flat, there is a ditch adjacent to the eastern boundary which lies between the site and the road and the site slopes downwards towards the east. The site comprises two boundary treatments, with a close boarded fence running along the boundary of the site parallel to Becton Lane, and black metal railings sited to the east of the fence.

The site lies within the defined settlement boundary of New Milton and Barton-on-Sea and appears to be a residential property associated with the Durlston Court School.

The site contains a number of the trees including Oak and Pine trees which are subject to Tree Preservation Orders TPO/73/00 (G1) and TPO/0001/24 (T1).

3 PROPOSED DEVELOPMENT

The proposal seeks to construct a new access to the residential property from Becton Lane.

4 PLANNING HISTORY

| Proposal | Decision Date | Decision Description | Status |
|--|---------------|----------------------|---------|
| 23/11274 Proposed access off Becton Lane, creation of driveway and fencing | 16/02/2024 | Refused | 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 CCC2: Safe and sustainable travel

Supplementary Planning Documents

SPD - New Milton Local Distinctiveness

Neighbourhood Plan

New Milton Neighbourhood Plan

National Planning Policy Framework

NPPF 2023

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council

OBJECT (NON-Delegated)

Members are still concerned about the impact to the protected trees, the erosion of rural character by installation of close board fencing and principle of additional highway access.

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Highways

No objection

NFDC Tree Team

No objection subject to condition(s)

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

The proposal is located within the defined built-up area where the principle of

development is acceptable subject to relevant material considerations contained within the Development Plan.

A previous application (ref. 23/11274) was submitted on this site for a similar proposal which was refused on the grounds of impacts upon trees. The reason for refusal was as follows:

"By reason of its position within the Root Protection Areas of mature Oak and Pine trees TPO/73/00 (G1) and TPO/0001/24 (T1) which are subject to Tree Preservation Orders, the proposed new access would be likely to detrimentally impact upon the health and long term survival of these important trees. The premature loss of these trees would adversely impact upon the streetscene and character of the area, as well as resulting in a loss of visual amenity. As such, the proposed development would be contrary to Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park, Chapter 12 of the NPPF and the New Milton Local Distinctiveness Supplementary Planning Document."

The proposal has been resubmitted along with additional information including an Arboricultural Impact Appraisal and Method Statement to address the concerns raised in respect of tree matters.

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

Local Plan Policy ENV3 (Design quality and local distinctiveness) is relevant to this application and requires that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. In particular, development should be:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

The proposal seeks to create a new access through the existing boundary treatment which currently comprises black iron railings, with a close boarded fence set behind it. The new access would comprise a large concrete slab set over the relatively significant level change on the site. A plan has been provided to show a section through the proposed driveway showing a 1 in 8 gradient to the pavement. The remainder of the driveway would be level and comprise a geocell and gravel hardstanding. The proposal would create a similar access arrangement and hardstanding to the accesses that already exist in Becton Lane which serve other properties. Therefore, the provision of an access in itself is not considered to be out of keeping within the streetscene.

The existing boundary treatment comprises a close boarded fence along the eastern boundary of the site. As submitted, the proposal comprised a 1.5m high fence to the front boundary of the dwelling. Concerns were raised by the Town Council in respect of the proposed close boarded fence. Amended plans were submitted to remove the 1.5m front boundary fence from the proposal. The Town Council were reconsulted and maintained their objection to the close boarded fence. However, the close boarded fence that remains within the proposal is existing and has been in place since at least June 2009. The existing fence raises no concerns in respect of its impacts upon the character and appearance of the area.

The proposed new access and driveway is of an acceptable appearance for this location and the proposal is considered to comply with Policy ENV3 of the Local Plan Part One, the New Milton Neighbourhood Plan and the New Milton Local Distinctiveness SPD.

Landscape impact and trees

The proposed new access and driveway would be situated within the Root Protection Area (RPA) of Oak and Pine trees which are subject to Tree Preservation Orders TPO/73/00 (G1) and TPO/0001/24 (T1). These trees are a prominent feature of the streetscene and provide a positive contribution to the amenity of the area. The trees on the eastern boundary of the site (including the Tree Preservation Orders) are highlighted in the New Milton Local Distinctiveness SPD (Character Area 7 Becton Bunny Valley) as important trees/tree groups, and the SPD seeks to retain and manage the trees for their longevity.

The Council's Tree Officer was consulted on the proposal and raised no objection subject to planning conditions relating to tree protection measures. The Tree Officer was satisfied with the submitted information and agreed with the details set out in the Arboricultural Impact Appraisal (AIA). One small Oak tree is proposed to be removed to facilitate the access, though the Tree Officer advised that this is not a prominent tree and it is not protected, noting that the main protected trees are proposed to be retained and will remain a feature within the streetscene. It is concluded that there should be no significant long term adverse impacts on the trees provided the protection measures set out in the AIA, Method Statement and Tree Protection Plan are followed.

It is therefore considered that the proposal can be achieved without an adverse impact upon the Root Protection Areas of protected trees that are subject to Tree Preservation Orders TPO/73/00 (G1) and TPO/0001/24 (T1). The Tree Officer is satisfied that the proposal can be delivered without resulting in harmful impact upon the long term health, vitality and amenity of these trees. As such, the proposal is considered to comply with Policy ENV3 and Policy ENV4 of the Local Plan Part One, the New Milton Local Distinctiveness SPD and the New Milton Neighbourhood Plan.

Highway safety, access and parking

The proposal would create a new access from Becton Lane, an unclassified road, to serve the residential property. The Highway Authority were consulted on the proposal and raised no objection to the creation of the access and, as such, the proposal can be satisfactorily provided without resulting in adverse impacts upon highway safety and the proposal is considered to comply with Policy CCC2 of the Local Plan Part One.

11 CONCLUSION / PLANNING BALANCE

The proposed development is considered to be of an acceptable appearance for its location and to be appropriate to the streetscene.

The Tree Officer is satisfied that the proposal can be achieved without adverse impacts upon the trees and therefore the public amenity of the area would be maintained. In addition, the Highway Authority are satisfied that the proposal would not result in adverse impacts to highway safety.

As such the proposal complies Policy ENV3, Policy ENV4 and Policy CCC2 of the Local Plan Part One.

The application is accordingly recommended for approval subject to conditions.

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:

- 10907 PL 01 Location Plan
- 10907 PL 02 REV B Block Plan
- 10907 PL 03 Existing Site Plan
- 10907 PL 04 REV C Proposed Site Plan
- 10907 PL 05 REV A Swept Paths
- 10907 PL 06 Sightlines Plans & Photos
- 10907 PL 07 REV B Tree Plan
- 10907 PL 08 Section Proposed Driveway
- Tree Constraints Plan by Barrell Consultancy
- Tree Survey Plan by Barrell Consultancy
- Tree Protection Plan by Barrell Consultancy
- HCC11/M/040 REV A Typical Vehicle Crossing in existing Footway
- Arboricultural impact appraisal and method statement by Barrell Tree Consultancy
- Terram Geocall Specification
- Manual for managing trees on development sites by Barrell Tree Consultancy

Reason: To ensure satisfactory provision of the development.

3. 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 undertaken in strict accordance with the measures set out in the submitted Arboricultural impact appraisal/assessment (AIA) and method statement (Barrell Tree Consultancy dated 28th May 2024 14064-AIA-DC), Tree Protection Plan (REF: 14064-5), SGN manual V3 and Terram Geocell Specification, design and installation guide.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area 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.

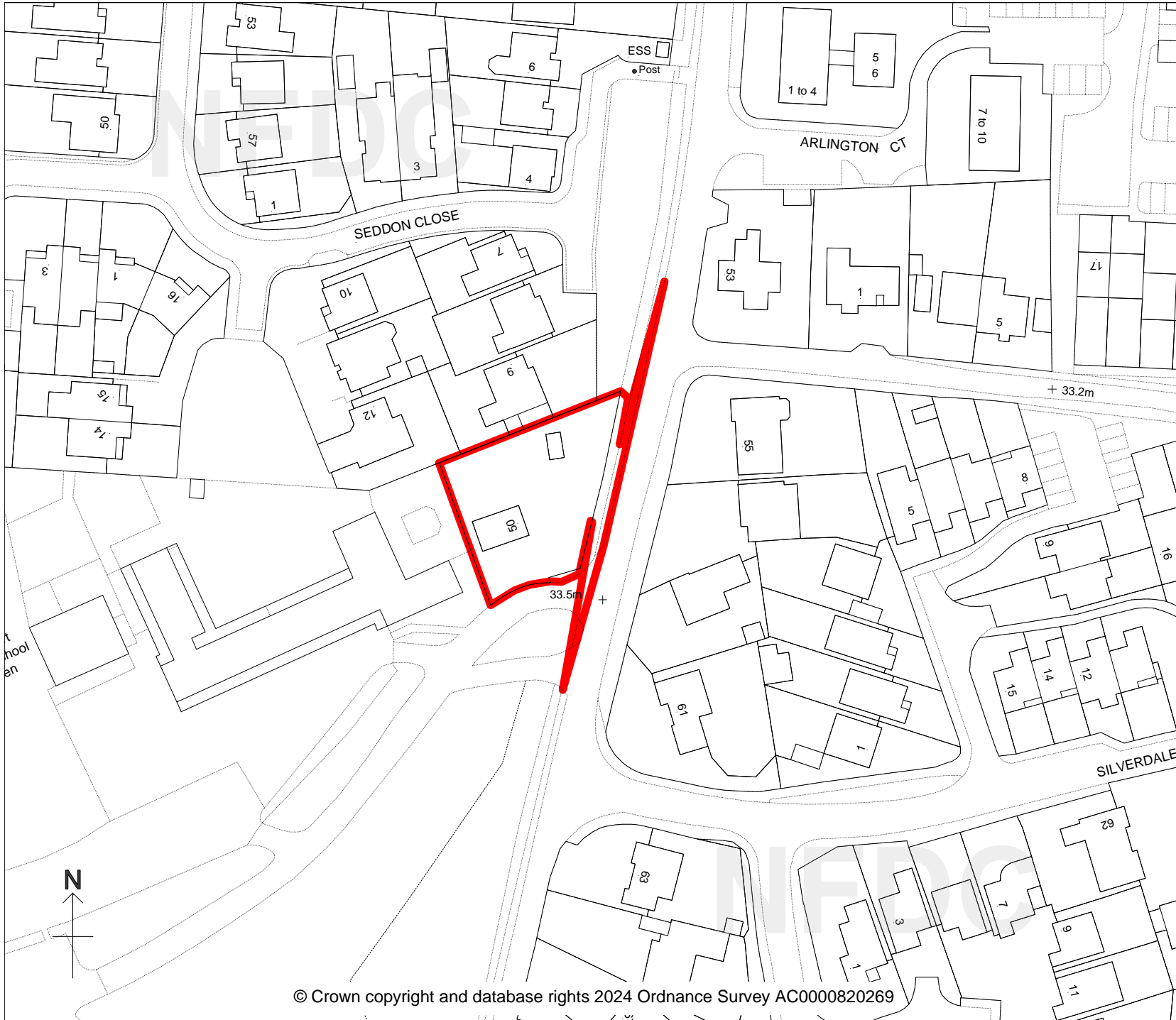
4. Prior to the commencement of any works (including site clearance, demolition and construction works) 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend the pre-commencement site meeting, as set out in the Arboricultural impact appraisal/assessment (AIA) and method statement (Barrell Tree Consultancy dated 28th May 2024 14064-AIA-DC).

Reason: To ensure that the approved tree protection measures are in place before development commences and 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.

Further Information:

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New Forest

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PLANNING COMMITTEE

December 2024

50 Becton lane
Barton-on-Sea
New Milton
24/10510

Scale 1:1000

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