

**Application Number:** 16/11717 Full Planning Permission

**Site:** DRUCES ACRES, SALISBURY ROAD, ELLINGHAM, HARBRIGE  
& IBSLEY BH24 3PP

**Development:** 7 field shelters (Retrospective)

**Applicant:** Mrs Hutchison

**Target Date:** 26/04/2017

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**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view.

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Countryside (River Valley)  
Flood Zone

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

CS6: Flood risk

CS10: The spatial strategy

**Local Plan Part 2 Sites and Development Management Development Plan Document**

DM22: Employment development in the countryside

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

**5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

None

**6 RELEVANT PLANNING HISTORY**

6.1 13/11607 Water supply for agricultural livestock and enhance the biodiversity of the natural environment - 10/04/2014 Granted

6.2 13/10862 Water supply for agricultural livestock and enhance the

6.3 13/10670 Agricultural barn; (Agricultural Prior Notification Application) - 07/08/2013 Details not required to be approved

## **7 PARISH / TOWN COUNCIL COMMENTS**

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL: recommend refusal

- The Parish Council would consent to an application for temporary siting of the 7 field shelters without concrete bases/hardstanding for 5 years, in order to allow the site to be monitored.
- Native hedging would be welcomed to provide screening.

## **8 COUNCILLOR COMMENTS**

None

## **9 CONSULTEE COMMENTS**

9.1 Hampshire County Council Highway Engineer - no objections

9.2 Natural England - no objections raised

9.3 Southern Gas Networks - no objections, but give informatives

## **10 REPRESENTATIONS RECEIVED**

None

## **11 CRIME & DISORDER IMPLICATIONS**

None

## **12 LOCAL FINANCE CONSIDERATIONS**

Local financial considerations are not material to the decision on this application

## **13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.

- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

## 14 ASSESSMENT

- 14.1 The site lies within the countryside outside the New Forest, north of Blashford Lakes, adjoining Salisbury Road (A338) to the west. The site is currently used as a small scale agricultural enterprise, predominantly alpacas, with some equestrian use evident. The application is made retrospectively for the retention of 7 no. timber field shelters used for sheltering livestock.
- 14.2 The most relevant issue to take into consideration is the impact of the shelters upon the character and appearance of the countryside. The structures are relatively modest in scale, although the site is poorly screened, with few hedgerows and planting evident, so the site is quite prominent when viewed from the A338 to the west.
- 14.3 Policy DM22 of the Local Plan seeks to support employment development in the countryside, provided it is of appropriate scale and in keeping with the rural character of the area. The Planning Authority is satisfied that the field shelters are reasonably necessary for the purposes of agriculture and that their scale and number do not detract from the appearance and openness of the countryside, provided that the boundary of the site with Salisbury Road to the south of the access track is planted with native hedgerow planting in order to limit the visual impact of the field shelters and enhance visual amenity generally. Your Officers do not consider it reasonable to limit the planning permission to a temporary consent for five years, as requested by the Parish Council, as the buildings are permanent, but consider it would be reasonable to impose a landscape condition requiring the frontage of the site with Salisbury Road and to the south of the access track to be screen planted, a course of action initially agreed to by the applicant. The applicant points out that it would be difficult to plant hedgerow to the north of the access track, as the existing hedgerow is within the Highway Authority's ownership. To the south of the track, where the site is most open to view from Salisbury Road, a new hedge could be planted within the applicant's domain, without impacting upon agricultural grazing land and operations. Consequently, subject to the landscaping condition, the proposal is considered to be compliant with Policies CS2, CS3 and DM22 of the development plan.

- 14.4 The site is not close to any residential properties and it is unlikely that it would have any significant impact upon adjoining amenity, in terms of loss of outlook or privacy.
- 14.5 The site is accessed directly from the A338, although the Highway Authority have raised no objections to the proposal.
- 14.6 Further neighbour notification letters were sent on 24.4.17 and three weeks given for a response. As a result, the recommendation is subject to no further substantive comments being received by 15.5.17
- 14.7 The proposed field shelters would not have any adverse impact upon the openness of the countryside, highway safety or upon adjoining amenity, subject to conditions. Accordingly the development is recommended for approval.
- 14.8 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

## 15. RECOMMENDATION

That the Service Manager Planning and Building Control be **AUTHORISED TO GRANT PERMISSION** subject to no further substantive comments being received by 15th May 2017 and with the imposition of the following conditions:

### Proposed Conditions:

1. The development permitted shall be retained in accordance with the following approved plans: 1:2500 Location Plan, 1:50 Double Field Shelter Elevations and 1:50 Single Field Shelter Elevations.  
  
Reason: To ensure satisfactory provision of the development.
2. Within 2 months of the date of this permission a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include a specification for the planting of a new native hedgerow on the west boundary of the site to the south of the access track including species, size, spacing and location. The approved scheme shall be carried out at the beginning of the 2017/2018 planting season. Any trees or plants which within a period of 5 years from the completion of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation. Thereafter the new hedgerow shall be retained in accordance with those details.

Reason: To ensure that the boundary of the site is defined by a native hedgerow to assist with limiting the visual impact of the field shelters, to comply with Policies CS2 and CS3 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

**Notes for inclusion on certificate:**

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

2. An extract of Southern Gas Networks mains records of the proposed work area is available to view on the Council's website for your guidance. This plan only shows the pipes owned by SGN in their role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or ones owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If they know of any other pipes in the area they will note them on the plans as a shaded area and/or a series of x's. The accuracy of the information shown on this plan cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but you should look out for them in your area. Please read the information and disclaimer on these plans carefully. The information included on the plan is only valid for 28 days.

On the mains record you can see their low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant.

Damage to their pipes can be extremely dangerous for both your employees and the general public. The cost to repair pipelines following direct or consequential damage will be charged to your organisation.

**Further Information:**

Major Team

Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
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**Planning Development  
Control Committee**  
May 2017

**Item No: 3c**  
Druces Acres  
Salisbury Road  
Ellingham Harbridge & Ibsley  
16/11717  
SU1410

Scale 1:5000

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

