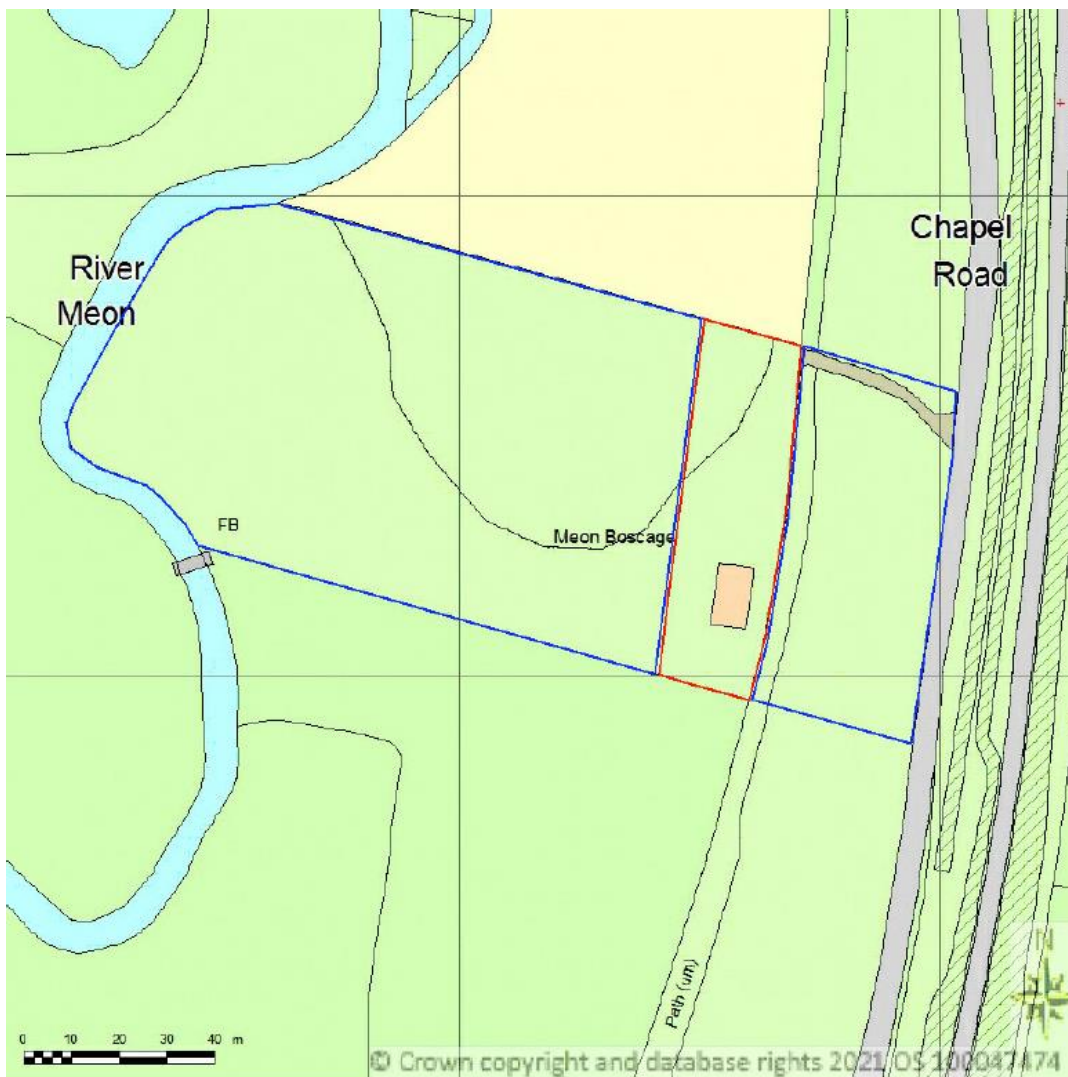


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** SDNP/21/05844/HOUS  
**Proposal Description:** Erection of shed for storage of garden maintenance equipment.  
(Retrospective)  
**Address:** Meon Boscage  
Brockbridge Road  
Meonstoke  
Southampton  
Hampshire  
SO32 3AJ

**Parish, or Ward if within Winchester City:** Corhampton and Meonstoke Parish Council  
**Applicants Name:** Mr Dredge  
**Case Officer:** Hannah Harrison  
**Date Valid:** 13<sup>th</sup> January 2022  
**Recommendation:** Approval  
**Pre Application Advice:** No



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**Reasons for Recommendation**

The development is recommended for permission as it is considered that it will have minimal impact on the character and setting of the National Park in accordance with policies SD4 and SD5 of the South Downs Local Plan (2014-33).

**General Comments**

The application is reported to Committee at the request of the Corhampton and Meonstoke Parish Council, based upon material planning considerations is shown in Appendix 1.

**Amendments to Plans Negotiated**

None

**Site Description**

The site is situated to the west side of Brockbridge Road to the south of Meonstoke village in the South Downs National Park. Vehicular access is off Brockbridge Road down a steep sloping access driveway. An existing building is situated to the east boundary which forms an area of densely planted trees extending back up towards the road. The remainder of the site extending west towards the river is managed grassland with a number of specimen trees. Levels fall away towards the river.

The building on site is a former agricultural building used as a tractor shed with a mezzanine floor to storage above. In 2012 Planning Permission was granted to convert the building into tourist accommodation.

There is a public Right of Way along Brockbridge Road and the river to the west which is a SINC.

**Proposal**

Erection of shed for storage of garden maintenance equipment (Retrospective)

**Relevant Planning History**

- **93/00264/OLD** - Temporary/portable agricultural store – REFUSED
- **08/02640/FUL** - Alterations to allow the change of use of agricultural building including existing access, parking and turning areas to tourist accommodation (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) – REFUSED
- **09/01070/FUL** - Alterations to allow the change of use of agricultural building including existing access, parking and turning areas to tourist accommodation (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)(RESUBMISSION) – APPROVED
- **10/02832/FUL** - Alterations to allow change of use of the site, with building and associated access, parking and turning and amenity space to a four bedroom dwelling (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) – REFUSED

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- **SDNP/12/00970/FUL** - Change of use of the land and building to guesthouse with seasonal camping for up to 3 years – REFUSED / APPEAL DISMISSED
- **SDNP/20/03375/PRE** - Creation of basement space to house renewable energy installations. Roof mounted solar PV. Change of roof material of the existing building (amended) – PRE-APPLICATION ADVICE GIVEN
- **SDNP/21/05845/LDE** - An existing riverside deck area, used for relaxation and the enjoyment of the property owners. - APPROVED

## Consultations

### Parish Council Consultee - Corhampton and Meonstoke

Corhampton & Meonstoke PC objects to this application, which should clearly be highlighted as related to the other case under consideration for this site. The justification for this "shed", which already exists, is totally reliant on the viability of the adjacent dwelling, which, in turn, rests on the outcome of the related case. It is noted that our Ward member has requested that Case SDNP/21/05842/HOUS be taken to the Planning Committee; the Parish Council would wish the present case to be considered by the Committee as related, in the same session.

### WCC - Landscape

This follows comments made on application SDNP/21/05842/HOUS, the current application is for a shed only however the plan shows items from the previous application. Please refer to previous comments.

No objection is raised in principal to a garden shed on landscape grounds. The elevation and size shown appear to constitute a normal shed however there appears to be no pitch to the roof. Given the use of corrugated sheet metal this would seem to be an advisable addition. The location is among the trees – as per previous comments – the foundations should be of a sort so as not to damage tree roots.

## Representations:

The application has received 3 OBJECTING neighbouring comments. The objection comments note the following:

- Over developing the site
- Shed can be seen from neighbouring property (Brockwood House)
- Can be seen from the PRoW (Corhampton and Meonstoke: 33)
- Urbanising the site

The application has also received 1 NEUTRAL comment from the SDNP Ranger: Great that additional planting is being suggested, I would recommend that this is local and native wild flowers (seed and/or plug plants) which will be of most benefit to the pollinators and other wildlife. These would then require the appropriate follow up management, allowing the wild flowers to establish (ie. cutting at appropriate times) and by removing any invasive species as required. The local SDNPA Ranger team can offer further advice if required.

Also, to further enhance the biodiversity on site I would recommend that a margin of 2 to 4 metres is left in front of the river to allow the development of diverse river bank vegetation

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and the creation of a wildlife corridor. Again removing any invasive species and adding native riverbank wildflower seeds or plants if required to enhance the area.

### **Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs National Park Local Plan Adopted 2 July 2019 (2014-33)** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

### **Planning Policy**

#### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

#### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

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The following policies of the **South Downs National Park Local Plan Adopted 2 July 2019 (2014-33)** are relevant to this application:

- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 – Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Development Management Policy SD11 – Trees, Woodland and Hedgerows
- Strategic Policy SD23 – Sustainable Tourism
- Strategic Policy SD25 – Development Strategy

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3
- General Policy 43

#### **Planning Assessment**

##### Principle of development

Since the submission of this case, the proposal is now considered to be retrospective.

Policy SD4 and SD5 apply. The purpose of these policies is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park. Proposals should adopt a landscape-led design approach and seek to enhance local character and distinctiveness of the area.

##### Design, scale and impact on the character of the area

The application seeks permission for a shed on site for the use of garden tool storage.

The location of the structure is placed near the northern boundary, sited close to the main driveway entrance. The structure is single storey with a flat roof form and approximately 7m squared in size. Materials chosen for the structure are noted to be unpainted galvanised steel. This has been confirmed via a site meeting.

The landscape officer notes within their comments that the materials, size and location are acceptable but the applicant must take care around the mature trees during construction to ensure no harm occurs to the roots. The structure will appear as a small rural building with minimal impact on the landscape setting.

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Comments have been raised of over developing the site due to an existing storage shed located on site. Upon further investigation, it has been confirmed via email and a site meeting, that the existing building in question has been removed from site.

The application proposal is considered to be acceptable and complies with policies SD4 and SD5 of the SDNP Local Plan.

The South Downs National Park was awarded International Dark Sky status in May 2016. The SDNP have taken action to ensure the protection of the Dark Night Skies from artificial light pollution by applying Policy SD8 of the SDNP Local Plan and General Policy 3 of the Partnership Management Plan. No external lighting has been proposed however a condition will be placed on the decision notice to ensure all future lighting must comply with Policy SD8 of the SDNP Local Plan and General Policy 3 of the Partnership Management Plan to ensure the Dark Night Skies are protected from artificial light emission.

The applicant has submitted further details as to how the proposal will be enhancing the ecosystems within the location. The following actions have been noted:

- Maintenance of the site to a high standard
- Planting of meadow flowers

These actions are seen to be acceptable and comply with SD2 of the SDNP Local Plan.

Neighbouring amenity

The proposal is set away from other neighbouring properties, so it is not considered to have any detrimental impact. The structure is set far enough away from neighbouring sites to ensure no overbearing or overshadowing can occur.

**Conclusion**

Based on the evidence submitted and the consultation responses, the application is considered to be acceptable and is recommended for approval.

**Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

2. **22\_03 Materials as per application particulars**

The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently

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as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

3. The actions outlined within the eco systems services statement (received 14.01.2022) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.

4. Prior to installation, details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the landscape character of the South Downs National Park from light pollution and to minimise the impact on surrounding habitats

**Informative:**

Tree Informative:

The applicant must ensure the protection and long term viability of the trees on site and to minimise the impact of construction activity in accordance with Policy SD11 of the South Downs Local Plan.

**11. Crime and Disorder Implications**

It is considered that the proposal does not raise any crime and disorder implications.

**12. Human Rights Implications**

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

**13. Equality Act 2010**

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

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**14. Proactive Working**

Discussion regarding issues occurred with the applicant, however in this case the issues were unable to be resolved.

**Plans Referred to in Consideration of this Application**

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Application Documents - ECOSYSTEMS SERVICES STATEMENT			14.01.2022	Approved
Plans - BLOCK/SITE PLAN			22.11.2021	Approved
Plans - SITE LOCATION PLAN			22.11.2021	Approved
Plans - PLANS AND ELEVATIONS	0853/12 A		29.07.2022	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



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**Appendix 1**

**Parish Council Consultee - Corhampton and Meonstoke**

Corhampton & Meonstoke PC objects to this application, which should clearly be highlighted as related to the other case under consideration for this site. The justification for this "shed", which already exists, is totally reliant on the viability of the adjacent dwelling, which, in turn, rests on the outcome of the related case. It is noted that our Ward member has requested that Case SDNP/21/05842/HOUS be taken to the Planning Committee; the Parish Council would wish the present case to be considered by the Committee as related, in the same session.