

Planning Committee Meeting

9 February 2017

Agenda Item 7:

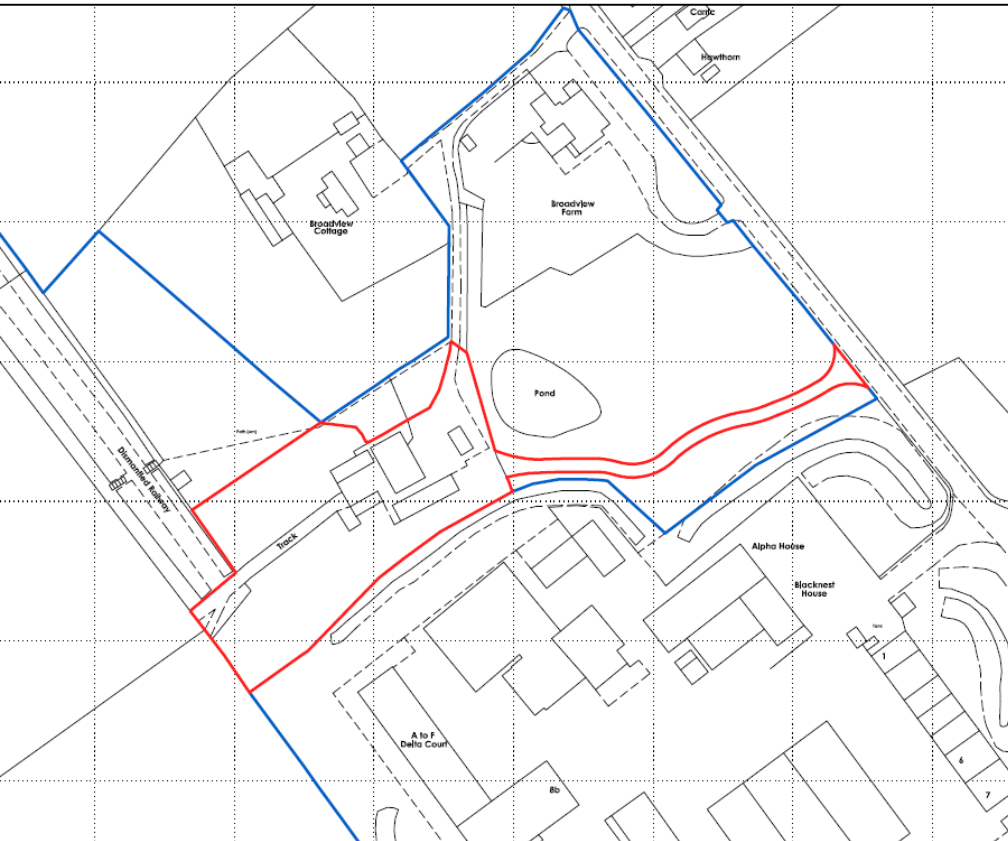
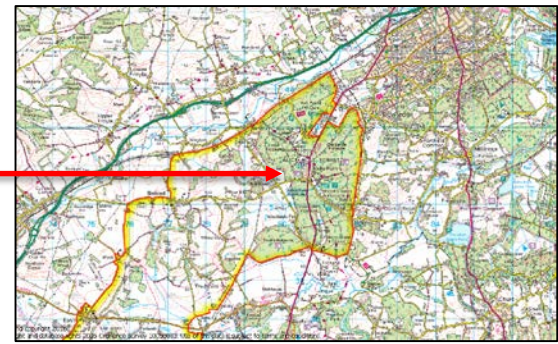
SDNP/I 6/03835/FUL

Broadview Farm, Blacknest Road, Binsted, GU34 4PX

New barn to be used as café, farm shop and cycle storage,
four timber cabins for tourist accommodation and new
access and parking area.



The Site





Route of the proposed access

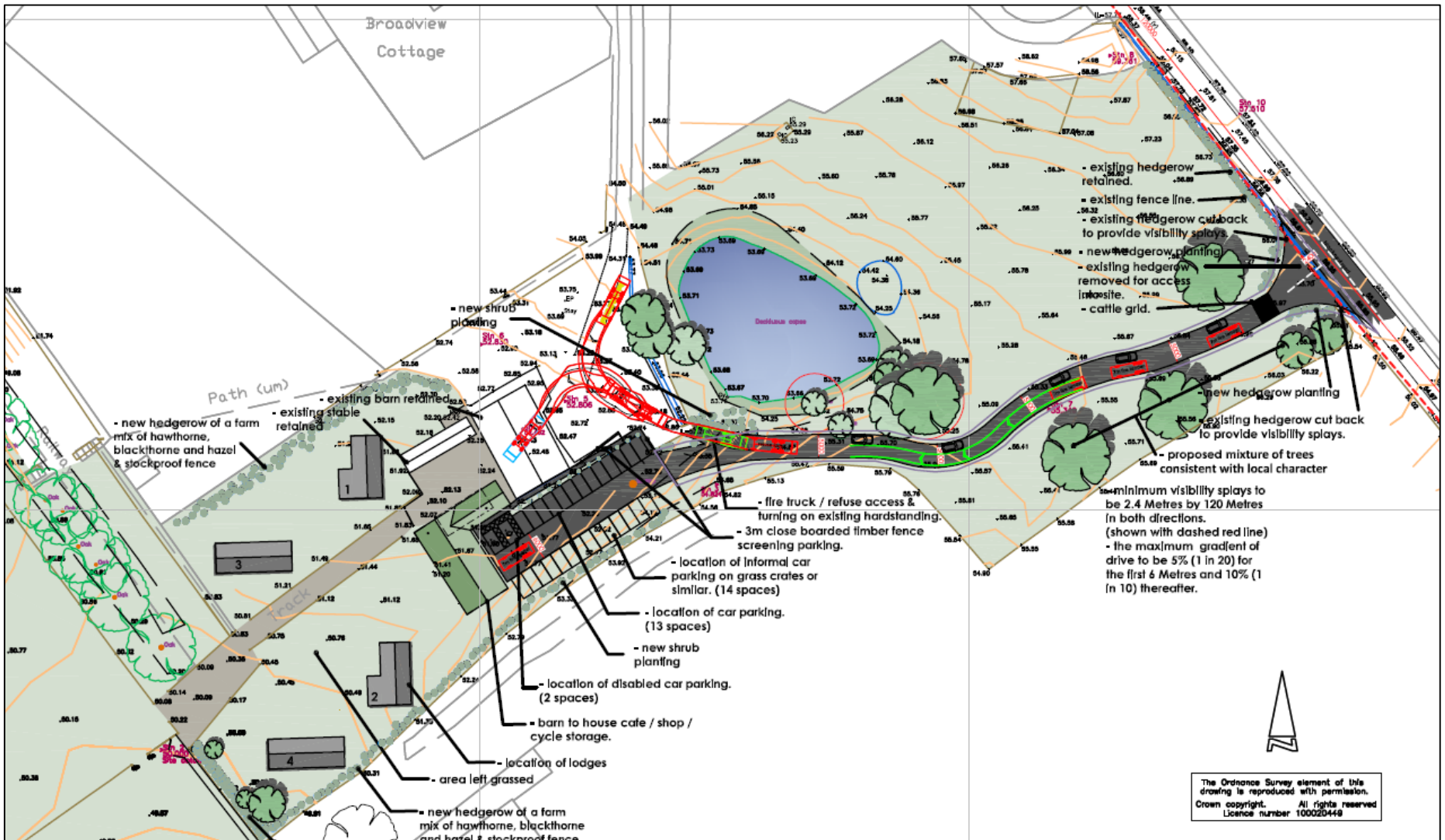


Area proposed for re-wilding



The site

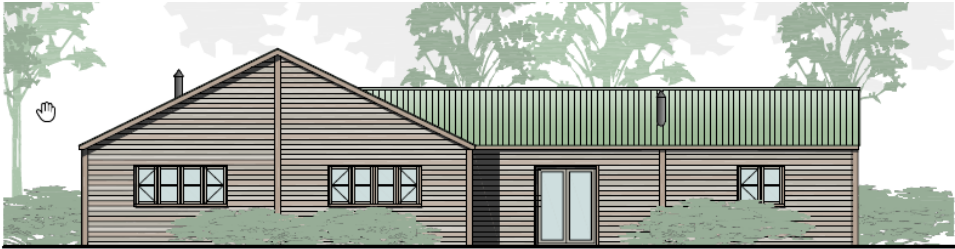
Proposed Site Layout Plan



- existing hedgerow retained.
- existing fence line.
- existing hedgerow cut back to provide visibility splays
- new hedgerow planting
- existing hedgerow removed for access impasse.
- cattle grid.
- new hedgerow planting
- existing hedgerow cut back to provide visibility splays.
- proposed mixture of trees consistent with local character
- minimum visibility splays to be 2.4 Metres by 120 Metres in both directions. (shown with dashed red line)
- the maximum gradient of drive to be 5% (1 in 20) for the first 6 Metres and 10% (1 in 10) thereafter.

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Proposed Barn



PROPOSED SIDE ELEVATION
SCALE 1:100



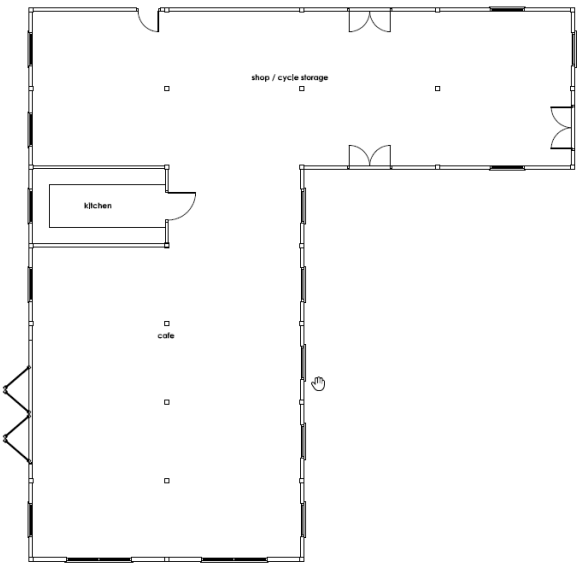
PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100

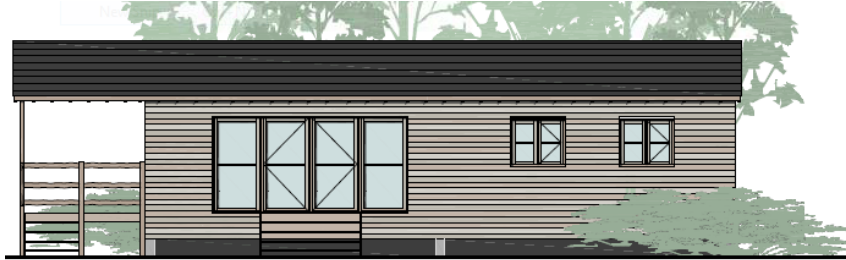


PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED LAYOUT

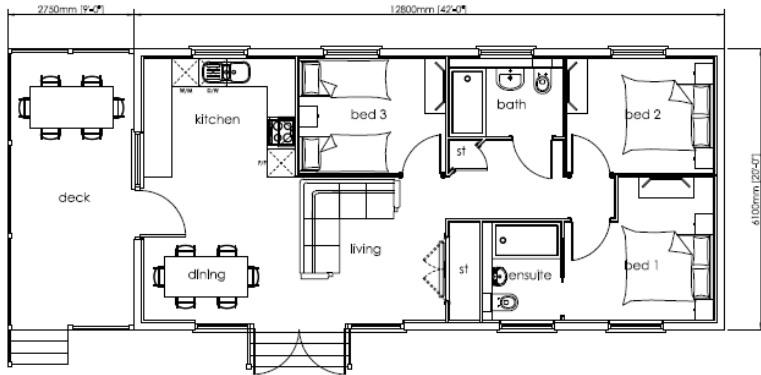
Proposed Lodges



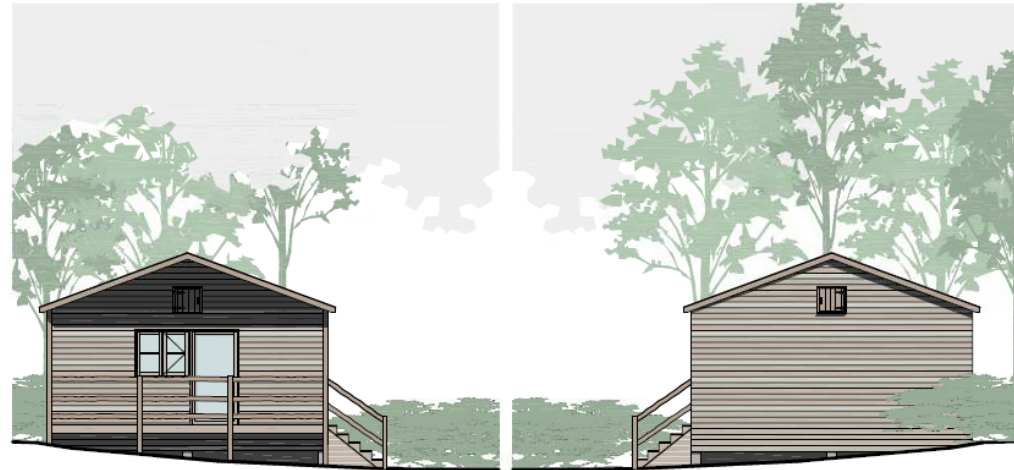
PROPOSED LODGE 3 / 4 FRONT ELEVATION
SCALE 1:100



PROPOSED LODGE 3 / 4 REAR ELEVATION
SCALE 1:100



PROPOSED LODGE LAYOUT
SCALE 1:100



PROPOSED LODGE 3 / 4 SIDE ELEVATION
SCALE 1:100

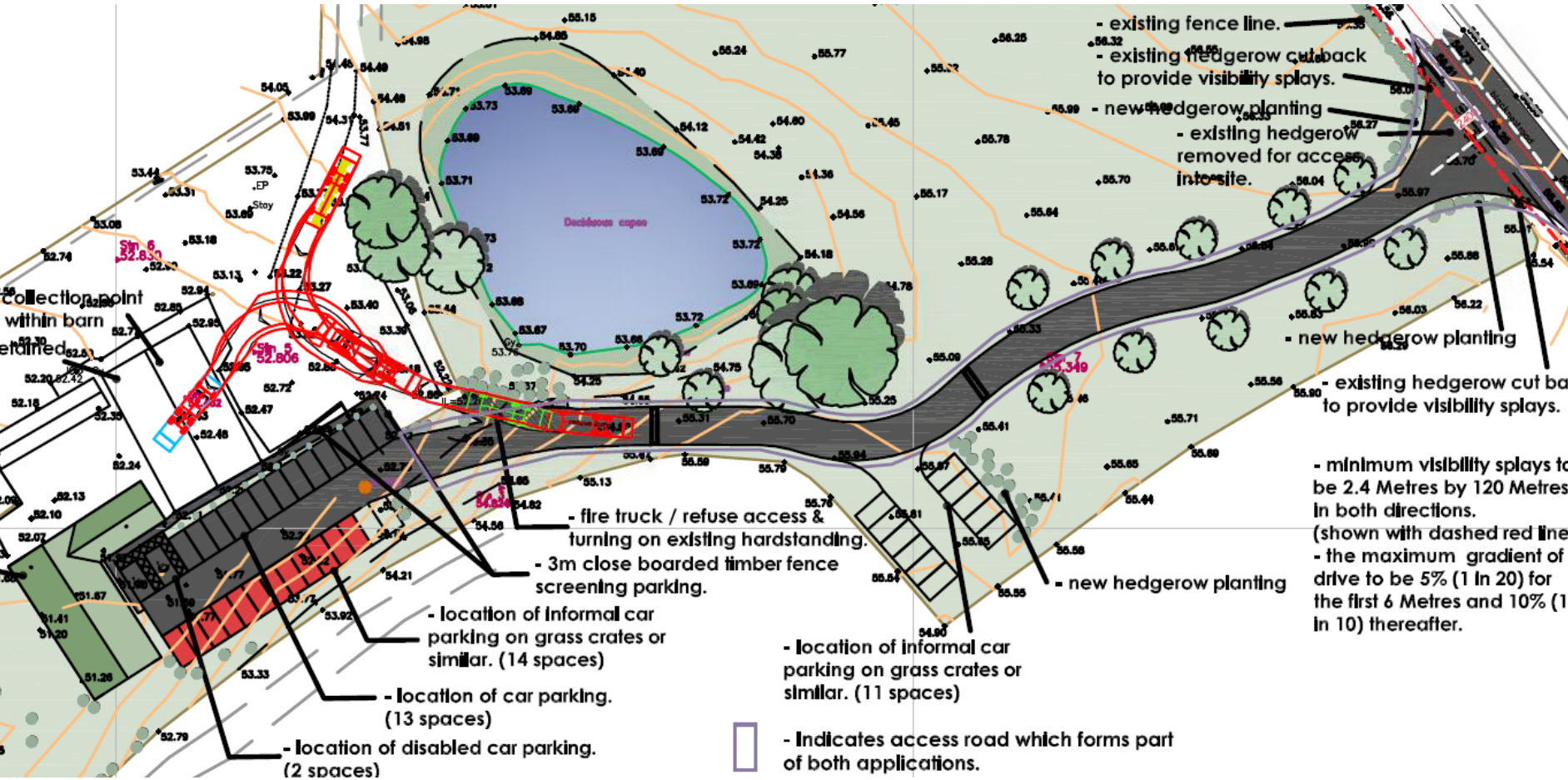
PROPOSED LODGE 3 / 4 SIDE ELEVATION
SCALE 1:100

Reasons for deferral ~ further clarification and information on the following:

- An increase in parking provision
- The impact of the proposal on trees and mitigation by landscape treatments
- Hard and soft landscaping
- A more detailed farm management plan
- An aspiration to reconsider the access road and landscaping along the route.



Previously Refused Scheme



- existing fence line.
- existing hedgerow cutback to provide visibility splays.
- new hedgerow planting
- existing hedgerow removed for access into site.
- new hedgerow planting
- existing hedgerow cut back to provide visibility splays.

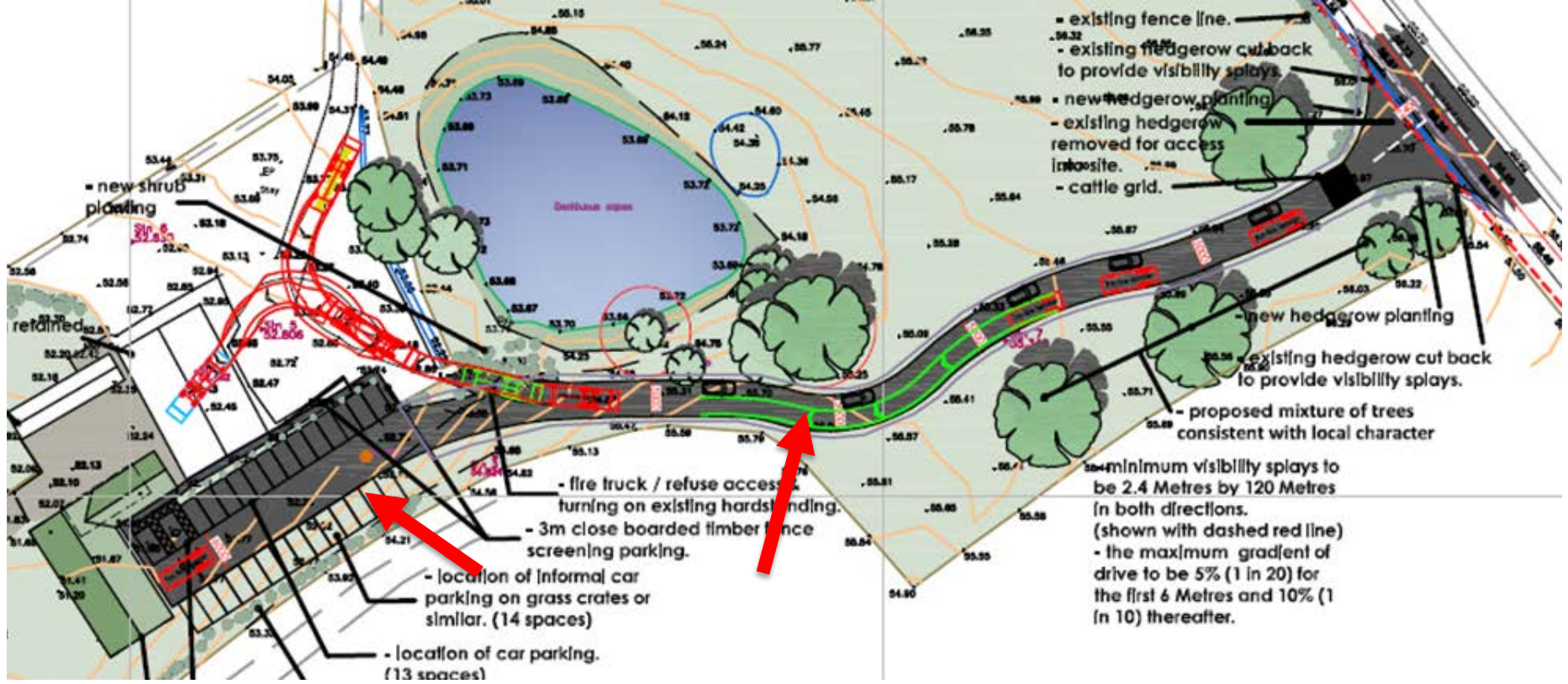
- minimum visibility splays to be 2.4 Metres by 120 Metres in both directions. (shown with dashed red line)
- the maximum gradient of drive to be 5% (1 In 20) for the first 6 Metres and 10% (1 In 10) thereafter.

- fire truck / refuse access & turning on existing hardstanding.
- 3m close boarded timber fence screening parking.

- location of informal car parking on grass crates or similar. (14 spaces)
- location of car parking. (13 spaces)
- location of disabled car parking. (2 spaces)

- location of informal car parking on grass crates or similar. (11 spaces)

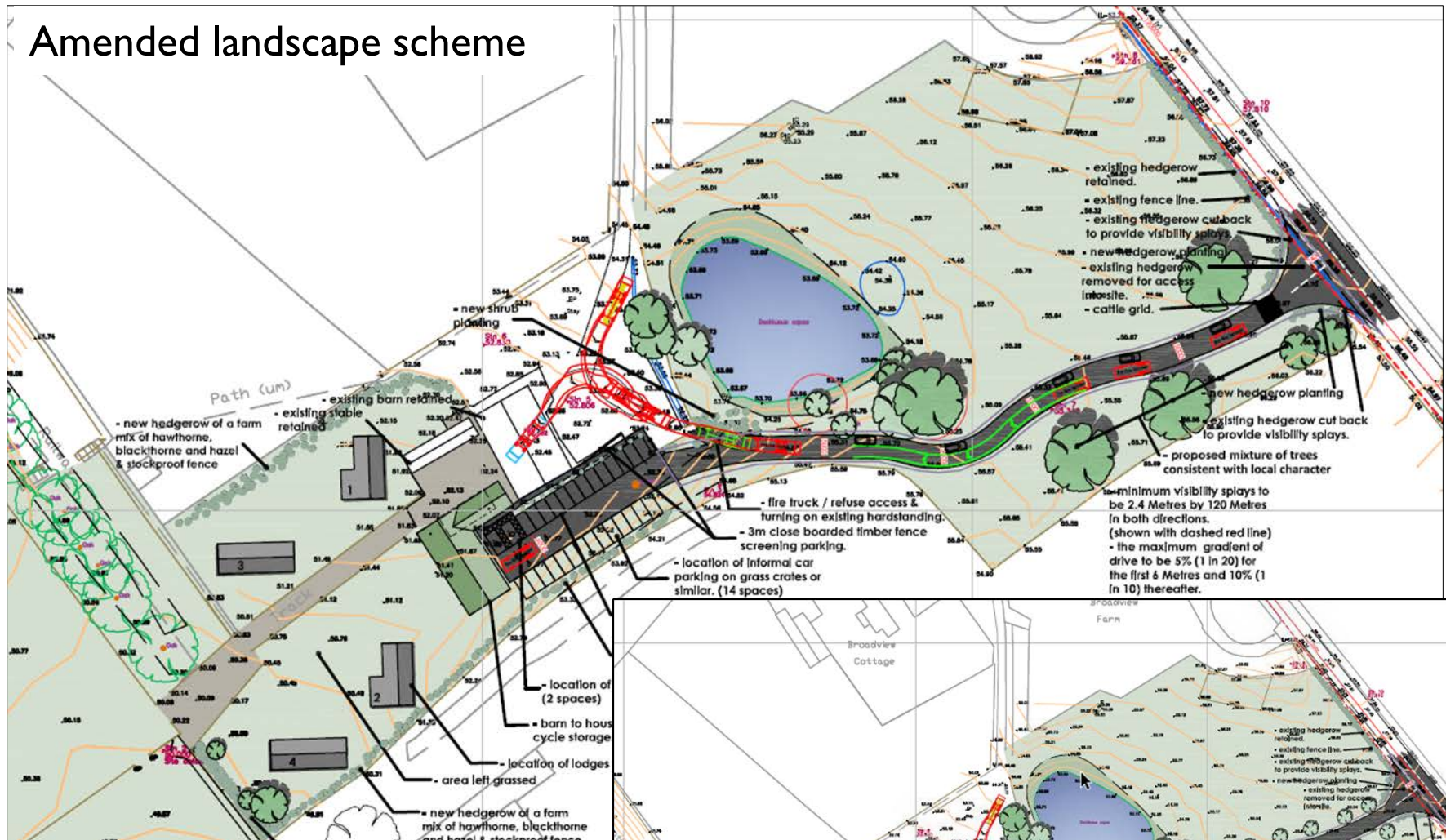
▭ - Indicates access road which forms part of both applications.



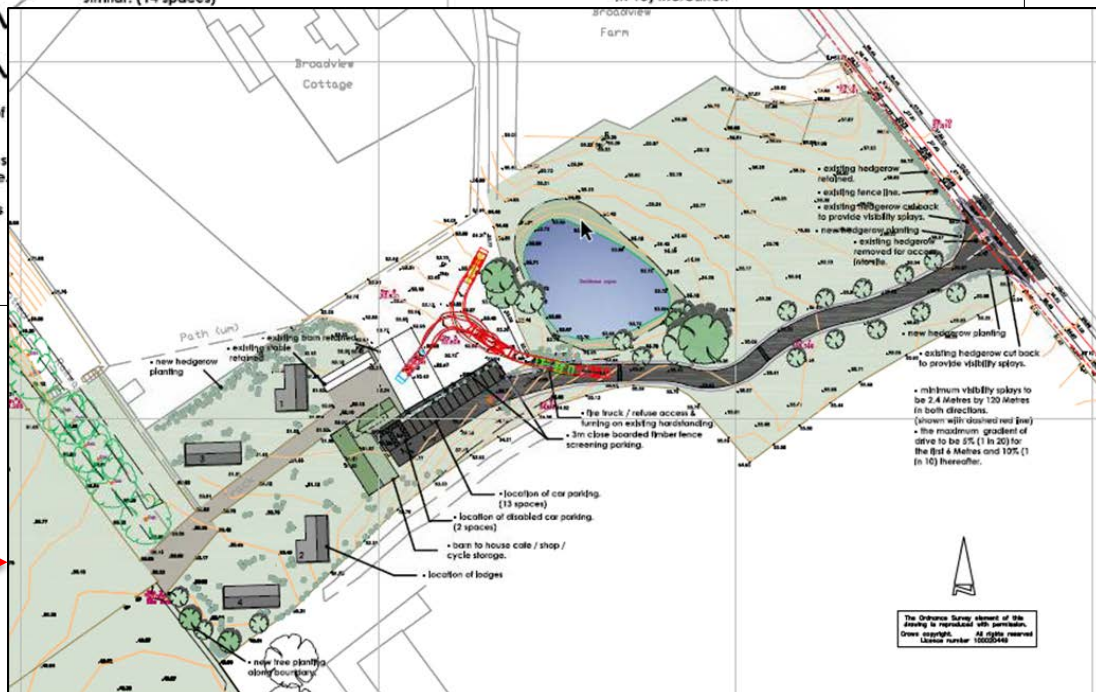
Impact on Trees



Amended landscape scheme



Previous landscape plan



The Ordnance Survey shows the property is surrounded with perimeter fence excepted. All rights reserved. Licence number: 10000464

Farm Management Plan

- Applies to the management of the farm and the development.
 - Outlines what has been undertaken and longer term improvements once farm income is more secure. (eg. barns, hedging, maintenance of ditches)
 - Investment and enhancement to the landscape (eg. management of hedgerows).
 - Longer term plans for preparedness should the tenant farmer leave (no specifics).
-
- The lodges
 - Accommodation would run throughout the year.
 - Income generated from tourism would be re-invested into farm improvements (ties in with S106).
 - Lodges would have no recreational areas (loges have covered areas) and no separate curtilages. Setting would be managed through the landscape scheme.
 - Encourage visitors at key times of the year to experience lambing or shearing.
 - Outlines past improvements and where revenue would be invested.
 - Outlines that the management of the Hangars would be undertaken in consultation with ecologist and any advice from SDNPA Ranger Service.



Lodges (cont)

- Would use the car parking in front of the barn.
- Visitors would be given welcome packs providing information on the local area and accessibility.
- BBQs – consideration is being given to permanent BBQ stations. If provided they would operate on a booking system and staff would clear the BBQ area. No private BBQs outside of the organised points would be allowed.
- Site Rules – minimising noise, dogs kept on leads, No private vehicles allowed to park elsewhere on the farm.
- Vacate by 11am and new arrivals not before 2pm.
- No outdoor lighting proposed.

Farm Shop

- Facility catering for people staying on site and other visitors.
- Would support the sheep farming (ties in with S106).
- Income generated would be used to assist with maintenance and upkeep of the farm.
- There isn't further detail as to how the shop/café would operate but conditions have been recommended to control its use. Including farm shop condition.



Considerations

- 13th October 2016 committee report considers the principles of the scheme.
- Latest report responds to the reasons for deferral and should be read in conjunction with the 13th October 2016 report.
 - Parking and access
 - Landscaping and impact on trees
 - Farm Management Plan
- Representations received and the concerns of local residents.



Recommendation

I. Planning permission be granted subject to a Deed of Variation to amend the Site Plan in the S106 Legal Agreement and the conditions as set out in Paragraph II.1 of this report and the Update Sheet.







Sites of Importance for Nature Conservation

