

Application No: 22/00124/FULL Full Application

Site: Brockenhurst Village Hall, Highwood Road, Brockenhurst, SO42 7RY

Proposal: Installation of fence around games arena; reduction to height of existing fence to South of site

Applicant: Ms Neller, The Brockenhurst Village Trust

Case Officer: Ann Braid

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles

SP17 Local distinctiveness

SP6 The natural environment

SP39 Local community facilities

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal.

8. CONSULTEES

8.1 Environmental Protection (NFDC): Support.

9. REPRESENTATIONS

- 9.1 Six letters of support received: The fence will enable closing times to be enforced, the existing fence does not prevent balls from going into gardens, or people causing noise nuisance by using the MUGA out of hours, hours of use should be conditioned and the proposed mesh fence is suitable, similar fencing has been approved previously, a noise management plan is required, a condition to restrict hours of use should be imposed and more boundary planting.
- 9.2 Two letters commenting: There is a need to enforce closing times, limit hours of use and enforce a noise management plan. One additional letter providing details of out of hours use and the problems associated with this.

10. RELEVANT HISTORY

- 10.1 Creation of (MUGA) multi use games area; 1 to 3 metre high perimeter fencing; 3 metre high free standing ball protection fence; Hang Out shelter; Outdoor table tennis and Cycle rack (17/00640) granted on 25 September 2017
- 10.2 Creation of multi use games area; 3 metre high mesh fence (16/00868) granted on 5 December 2016

11. ASSESSMENT

- 11.1 The site comprises an outdoor multi-use games arena (MUGA) located between the village hall car park and the surgery on Highwood Road. The site is within the defined village of Brockenhurst. To the south of the site are the rear gardens of the houses in Tattenham Road and to the north, on the opposite side of Highwood Road, lie the rear gardens of the houses in Partridge Road.
- 11.2 Consent is sought for revisions to the fencing which encloses the MUGA. The proposed fencing would comprise three metre high green metal mesh fencing, with an additional two-metre cantilever at the end nearest the Tattenham Road properties. The issues to assess are the visual impact of the proposal and whether the proposal would be justified in the light of problems associated with the use of the facility since it opened to the public.
- 11.3 When consent was granted for the MUGA in 2017, it was not subject to any conditions relating to hours of use. The installation of the fencing is to secure the site and allow it to be locked out of hours. This would prevent antisocial use of the facility late into the evenings and a condition to control the use of the MUGA may be imposed. The condition would require the approval of a noise management plan which would include hours of use. Such control

would have the support of the Environmental Protection Officer at New Forest District Council.

- 11.4 The three metre high fencing would have no greater impact than that which is usually found around a tennis court. It is proposed to be a green mesh finish which would be acceptable in visual terms. The extra height of the cantilever section is required to prevent balls reaching the neighbouring gardens. It is clear from the correspondence that, along with noise, this has been an ongoing problem for neighbours and that the existing five metre fence does not prevent the issue. For this reason, the cantiliver from the existing high fence is to be removed and attached to the three metre fencing. The extra height is justified as a solution to this problem and although the higher section would have some additional impact in the locality, it would not be unduly intrusive, or erode the existing character of the site to the extent that it would be contrary to Policies DP2 and SP17 of the Local Plan.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

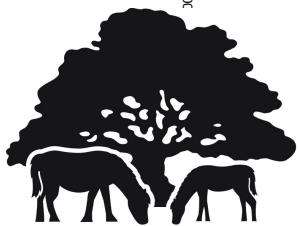
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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 Development shall only be carried out in accordance with drawing numbers: 001 2022, 2022/1 and 2022/5. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 Within three months of the installation of the new fencing, a noise management plan for the use of the MUGA (to include hours of operation) shall be submitted to and approved in writing by the National Park Authority.

The use of the MUGA shall only be in accordance with the management plan approved unless otherwise agreed in writing by the National Park Authority.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

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