

Travellers Rest, Hart Hill Hythe SO45 3ND



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1. Site

1.1 The application site contains an existing public house just outside the built up area of Hythe.



2. Site & Planning History

2.1 NFDC website shows the following recent planning history for the property.

Retention of extended patio; fence

Ref. No: 14/11077 | Validated: Thu 07 Aug 2014 | Status: Decided

Retention of paved patio and access ramp

Ref. No: 03/78362 | Validated: Tue 27 May 2003 | Status: Decided

Retention of illuminated pole-mounted banner sign

Ref. No: 03/78106 | Validated: Thu 01 May 2003 | Status: Appeal decided

Decking and paved patio; access ramp

Ref. No: 03/77012 | Validated: Mon 13 Jan 2003 | Status: Decided

Alterations and addition of disabled WC and new chimney

Ref. No: 01/71092 | Validated: Thu 25 Jan 2001 | Status: Decided

3. Proposal

3.1 This application seeks permission for the retention of the existing outdoor stage and bar.

3.2 A new leaseholder has taken over the pub and whilst seeking to enhance the business an outdoor stage and bar have been constructed to the north of the main building.

3.3 The stage is a timber construction with lattice beams and a corrugated roof covering, giving the impression of a rural pole barn type building appropriate to the "Countryside" location of the application site.

3.4 The outdoor bar is again a rural style building that has been refurbished and repurposed being of timber construction, open on two sides with a slate roof.

3.5 Both stage and bar are located on the opposite side of the pub from the residential properties on Hart Hill and no issues have been raised by nearby residents with the management.

3.6 The applicant advises the stage is used approximately 12 times per year and due to the nature of the stage and its location these are generally limited to the warmer months. On each occasion the

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stage has been in use an events license has been applied for and granted by New Forest District Council.

3.7 Both prior to and during Covid the hospitality industry has been suffering, the retention of the outdoor bar and stage will enhance the business and the wider Waterside area, providing a unique entertainment venue which is accordance with Policy CS21 which seeks to retain existing employment sites in the open countryside by encouraging improvement and redevelopment to contribute to local distinctiveness.

4. Parking

4.1 The pub has its own car park and this is unaffected by the retention of the proposal.

5. Trees

5.1 The NFDC TPO register does not identify any protected trees on site, those which are on site have been marked on the block plan.

6. Flood Risk

6.1 The Environment Agency flood map does not identify the application as being at risk from flooding.