



Information Bulletin

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In this edition

Planning Appeals

PLANNING APPEALS

16 July 2018 - 10 August 2018

NEW APPEALS

NAME	PROPOSAL
Clanfield Properties Ltd	Development of 7 dwellings comprised 1 detached house; 3 pairs of semi-detached houses; car port; bin stores; bike stores; parking; landscaping; demolition of existing THE LILLIES, COOKS LANE, CALMORE, TOTTON SO40 2RU (17/11383)
SLP Ltd	Chalet bungalow; associated parking Land of 23 SEA ROAD, MILFORD-ON-SEA SO41 0PH (17/11401)
AJ Developments Ltd	2 detached bungalows; parking & landscaping LAND OF 98 AND 100, EVERTON ROAD, HORDLE SO41 OFD (17/11749)
Mr & Mrs Mason	12 dwellings comprised 3 pairs of semi-detached houses; 6 detached houses; associated access (Outline application with details only of access) Land off NEW LANE, MILFORD-ON-SEA (17/11549)
Mr Downes	Outbuilding DELL COTTAGE, BUCKLAND DENE, LYMINGTON SO41 9DT (18/10386)
CTIL & Vodafone Ltd	15m high T-range monopole (Prior Notification to carry out Telecommunications Development) Land adjacent to PUBLIC TOILETS, NFDC CAR PARK, BATH ROAD, LYMINGTON SO41 3SE (18/10602)
Dr Goulding	Roof alterations to extend first floor; two-storey rear extension; single-storey side extension 50 SEYMOUR ROAD, RINGWOOD BH24 1SH (18/10578)

APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mr Neave	Change of use of ground floor to (C3) residential (1 flat); fenestration alterations 43 CHRISTCHURCH ROAD, RINGWOOD BH24 1DG (17/11238)	<p>Allowed. As I have found that the development would not be harmful I consider there to be no adverse impacts that would significantly and demonstrably outweigh the limited social and economic benefits arising from the construction and occupation of one dwelling. I am therefore of the opinion that for the purposes of the totality of the development plan and the Framework that this would be a sustainable form of development which weighs greatly in its favour.</p> <p>In the interest of certainty I have imposed a condition specifying the approved plans. A condition requiring the materials to be used for the windows is necessary due to the location within the conservation area and it is necessary for this matter to be addressed prior to commencement. I have included the Council's suggested condition to secure appropriate mitigation with regards to the impact on the New Forest and Solent Coast European Nature Conservation Sites.</p>
Homer Pardy Developments	House; parking Land rear of 226 SOUTHAMPTON ROAD, RINGWOOD BH24 1JQ (17/10528)	<p>Dismissed. The lack of a five year supply of housing land does not automatically lead to a grant of planning permission. In this case the adverse impacts of granting permission that I have identified would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. Whilst the policies breached are out of date the proposal would nevertheless be contrary to the development plan and this conflict would not be outweighed by other material considerations including the provisions of the Framework and paragraph 14 in particular. Therefore the appeal should be dismissed.</p>

<p>SCREWFIX DIRECT LIMITED</p>	<p>Variation of Condition 3 of Planning Permission 02/75841 to allow opening hours 0700 - 2000 Monday - Friday, 0700 - 1800 Saturday, 0900 - 1600 Sunday 4 CARVERS TRADING ESTATE, SOUTHAMPTON ROAD, RINGWOOD BH24 1JR (17/10702)</p>	<p>Dismissed. Concerns have been raised in relation to the delivery of goods to the appeal site. Condition 2 of the original permission restricts access to and from the appeal premises in relation to heavy vehicles which are serving the unit. This condition remains in force and is not subject to this appeal. In respect of the use of the commercial premises on the ground floor of the 'Old Auction House', whilst I accept that these have a permitted B1 use, there is little evidence to suggest that the operation and hours of opening are comparable to the suggested increase in hours or use of the appeal site. For the reasons above I conclude that the appeal should be dismissed.</p>
<p>Ferndene Farm Shop</p>	<p>Erection of Agricultural building (Retrospective) UNIT 2, FERNDENE FARM, BASHLEY CROSS ROAD, NEW MILTON BH25 5SY (17/10716)</p>	<p>Dismissed. I conclude that the proposal is contrary to the development plan and national advice on the protection of the Green Belt. For this reason, and having regard to all other relevant matters raised, I conclude that the appeal should be dismissed.</p>
<p>Mr Cross</p>	<p>First-floor side extension 15 PARTRIDGE ROAD, DIBDEN PURLIEU, HYTHE SO45 4LL (18/10233)</p>	<p>Allowed. Overall, I conclude that the proposal would not have a harmful effect on the street scene of Partridge Road and that there would not be a conflict with Policy CS2 of the Core Strategy for the New Forest outside the National Park 2009, or with Section 7: 'Requiring Good Design' of the National Planning Policy Framework 2012. I shall therefore allow the appeal. A condition requiring the development to be carried out in accordance with the approved plans is needed for the avoidance of doubt, whilst an external materials condition will maintain visual amenity. A tree protection condition will ensure that there is no harm caused to the adjacent visually important tree line.</p>

**For further information contact Appeals Services (Planning Department),
Appletree Court, Lyndhurst.**