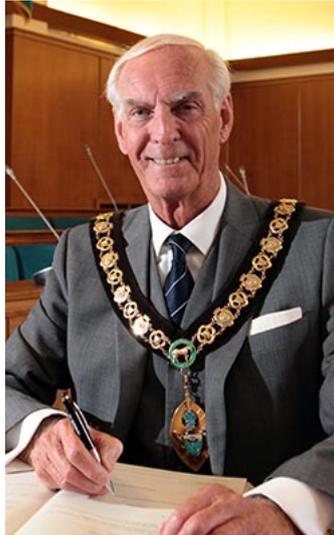


Information Bulletin

October 2018

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Engagements Undertaken by the Chairman of New Forest District Council Cllr Melville Kendal

October 2018

- 3rd Represented the District at the Annual General Meeting of Minstead Trust, held at Minstead Lodge
- 16th Attended the Chairman of Hart's civic day
- 25th Represented the District at the National Coastwatch Calshot Station, also attended by HRH The Princess Royal
- 29th Will represent the District at the annual public meeting of New Forest Disability Information Service at New Milton Community Association
- 29th Will represent the District at the Annual General Meeting of New Forest Mencap, where the Chairman holds the position of Honorary President, held at the Nedderman Centre

The Vice Chairman, Cllr Allan Glass, also undertook the following engagements:

- 1st Represented the New Forest District at the funeral service for Cllr Brian Lucas who was the Ward Member for Totton Central
- 6th Represented the District at a Floodlight Celebration for Fawley Rugby Club
- 14th Attended the annual Law Sunday Service at Winchester Cathedral

Housing Assistance and Emergency Accommodation Update

Approaches for assistance under the Homelessness Reduction Act 2017 post 3rd April 2018

Month	New cases opened	Prevention duty accepted	Relief duty accepted
April	181	44	20
May	174	61	15
June	199	56	30
July	176	40	22
August	179	25	13
September	167	25	22
Total	1076	251	122

Emergency Accommodation (EA) Placements post 3rd April 2018

Month	EA Placements	Left EA	Households in EA at month end
April	19	16	62
May	6	23	45
June	15	20	40
July	18	17	41
August	16	21	36
September	17	20	33
Total	91	117	-

Housing Estate Management

Figure 1 provides an overview of quarter 1 and quarter 2 performance figures relating to Housing Estate Management.

Figure 1

	Quarter 1			Quarter 2			Total
	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	
No of NOSP's served for ASB / BOT	0	0	0	0	0	0	0
No of NTQ's served for ASB / BOT	3	1	0	1	1	0	6
No of Evictions for ASB / BOT	1	0	0	0	0	0	1
No of Injunctions applied for	0	0	1	2	0	0	3
No of Injunctions obtained	0	0	0	1	0	0	1
No of sign up's / accompanied viewings	25	27	20	29	28	42	171
No of Hostel H&S inspections per month	16	17	16	17	18	16	100
No of Estate inspections	15	20	20	10	10	1	76
No of referrals to PIP & Multi Agency Meetings	1	0	2	1	0	3	7
No of ASB cases opened	28	44	41	43	35	17	208
No of ASB cases closed	8	21	16	19	41	21	126
Mutual Exchange Applications Received	3	3	7	6	4	6	29
Mutual Exchanges approved & going ahead	3	2	2	7	1	5	20

The development of 35 new units on the site of Sarum and Compton in Calmore, Totton is nearing completion. The total development consists of 2 blocks, A & B of 35 units comprising of 26 x 1 bedroom and 9 x 2 bedroom flats with a completion date of January 2019. With current timescales we endeavour to advertise and allocate flats within Block A by mid December 2018 with tenants moving in to their new homes before Christmas 2018. (see figure 2 below).

Figure 2

BLOCK A + BLOCK B	
1. TOTAL UNITS	35
2. TOTAL 1 BED FLATS	26
3. TOTAL 2 BED FLATS	9
4. TOTAL BEDS	44
5. TOTAL PERSONS	79
6. TOTAL Gross Internal Floor Area (GIFA) (sqm)	1995.2
7. TOTAL GROSS AREA (sqm) (5+6)	2305.1

PLANNING APPEALS

17 September 2018 - 12 October 2018

NEW APPEALS

NAME	PROPOSAL
Mr & Mrs Steffe	1 pair of semi-detached houses; parking; demolition of existing Land rear of 31-33 WEST STREET, RINGWOOD BH24 1DY 17/11666
Mr Flynn	First-floor front extension 9 WEST HAYES, LYMINGTON SO41 3RL 18/10446
Mr & Mrs Simmons	Single-storey rear extensions; rear porch NORTH END COTTAGE, NORTH END, DAMERHAM SP6 3HA 18/10423
Mr & Mrs Lister	Detached Garage SALTGRASS, 26 SOLENT AVENUE, LYMINGTON, SO41 3SD 18/10532
Specsavers Optical Superstores	3 new air condensing units to rear elevation 2 THE FURLONG, RINGWOOD BH24 1AT 18/10855

APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Harbourwood Homes Ltd	2 houses; 3 bungalows; garages; access; parking; demolition of existing HILL RISE, HARE LANE, HORDLE, LYMINGTON SO41 0GE 17/11356	<p>Dismissed. I consider that harm to the character and appearance of the area would significantly and demonstrably outweigh the benefit that a modest net increase of 4 dwellings would provide in helping to relieve the shortfall in deliverable housing sites. As such, paragraph 11 does not support the granting of planning permission in this instance.</p> <p>Both parties agree that there is a need to contribute towards mitigation of potential impacts on habitats sites. Given my findings on the main issues however, this is not a matter I need to address.</p> <p>For the reasons set out above, and taking into account all other matters raised, the appeal is dismissed.</p> <p>APPLICATION FOR COSTS</p> <p>For the reasons given above I am</p>

		<p>therefore satisfied that the Council's assessment of the design proposed was consistent with both the Framework and development plan, and that substantive reasons for harm identified were given. Consequently the applicants did not incur any unnecessary or wasted expense in the appeal process.</p> <p>For the reasons set out above the application for costs is dismissed.</p>
ARC Ltd	Bungalow; parking 46 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA 17/10433	<p>Appeal Allowed in Part with Conditions. The appeal is dismissed insofar as it relates to the two-storey dwelling, parking and access. The appeal is allowed insofar as it relates a detached garage for existing property and demolition of conservatory, and planning permission is granted for a detached garage for existing property and demolition of conservatory.</p> <p>I have applied a condition setting out the time limit for implementation of the approved components of the scheme and identifying the approved plans for the sake of certainty.</p> <p>The residential component of the scheme these are not relevant to the decision reached. I have however adapted the Council's requested materials condition to apply solely to the use of materials for the garage matching those used in the dwelling, as noted above. This in order to ensure a complementary appearance.</p> <p>For the reasons set out above I conclude that the appeal should be allowed insofar as it relates to the erection of a detached garage for the existing property and demolition of the conservatory. The appeal is dismissed insofar as it relates to the two-storey dwelling, parking and access.</p>
Mr & Mrs Hardy	Bungalow; parking 46 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA 17/10433	<p>Dismissed. The Council has confirmed that it is currently unable to demonstrate a five year supply of housing as required by paragraph 73 of the revised</p>

		<p>Framework. I have no details as to the scale of the shortfall but in any event this means that, under paragraph 11 of the revised Framework, relevant policies for the supply of housing should not be considered up to date. An exception, however, is where specific policies in the revised Framework indicate development should be restricted. These include policies relating to sites protected under the Birds and Habitats Directives. In view of the above I therefore do not attach any significant weight to the shortfall in housing land supply in this case. For the reasons given, the appeal is dismissed.</p>
Mr & Mrs Burley	<p>Two-storey extension to create 1 dwelling; demolition of existing side extension Land of 60 PENNINGTON OVAL, PENNINGTON, LYMINGTON SO41 8BU 17/10852</p>	<p>Dismissed. The Council accepts it does not have a 5 year housing land supply, and so relevant development plan policies are out-of-date. Therefore under paragraph 11 of the Framework planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or if specific policies within the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed. In view of my assessment above, I consider that in this case the harm to the character and appearance of the area significantly and demonstrably outweighs the benefits that one further dwelling would make to meeting the housing land supply shortfall, or that one additional dwelling would make to the housing stock.</p> <p>The Council indicates that were the appeal to be allowed there would be a need to contribute towards habitat mitigation. However, given my findings on the main issue this is not a matter I need address.</p> <p>For the reasons set out above the appeal is dismissed</p>
Mr & Mrs Smith	<p>2 chalet bungalows; parking; access from Hounsdawn Avenue</p>	<p>Dismissed. Notwithstanding the fact that overlooking would occur from a bedroom whose pattern of use might</p>

	<p>LAND REAR OF 99 & 101 SPICERS HILL, TOTTON SO40 9ER 17/11161</p>	<p>limit the frequency of overlooking, both events of actual overlooking and the on-going potential for, and perception of overlooking, would nonetheless have an adverse effect on the sense of privacy within the neighbouring garden of No 3.</p> <p>The development would therefore have an unacceptable adverse effect on the privacy of No 3, contrary to Policy CS2 of the NFCS which amongst other things seeks to ensure that development does not cause unacceptable effects by reason of overlooking.</p> <p>For the reasons set out above, and with regard to all other matters raised, I dismiss the appeal.</p>
<p>Mr Downes</p>	<p>Outbuilding DELL COTTAGE, BUCKLAND DENE, LYMINGTON SO41 9DT 18/10386</p>	<p>Allowed. The scheme should have the standard commencement condition. The Council suggests the requirement for materials to match the existing building. I agree this condition would be appropriate, for the roof tiles, in the interests of visual amenity. Whilst the Council does not propose this I consider that there should be a condition that works are to be carried out in accordance with listed, approved, plans; to provide certainty. The Council's suggestion that a landscape scheme be submitted is unnecessary in my opinion; I noted new suitable planting at the relevant boundaries at the time of my visit and much of the important adjoining soft landscape is in any event off-site.</p> <p>For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the locality. Accordingly the appeal is allowed.</p>

For further information contact Planning Administration, Appletree Court, Lyndhurst.
Telephone (023) 8028 5345.