

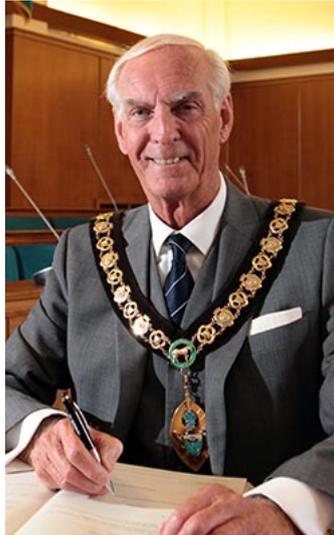


Information Bulletin

March 2019

In this edition

Chairman's Engagements
Planning Appeals



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

March 2019

- 7th Attended the Mayor of Havant's civic day
- 23rd Hosted a charity concert at St Thomas Church, Lymington raising funds for the Chairman's chosen charity Oakhaven in Totton

The Vice Chairman of the Council also attended the following engagements:

- 4th Chairman of East Dorset District Council's civic service, held at the Wimborne Minster
- 10th Attended the Mayor of New Milton Town Council's civic service, held at New Milton Baptist Church
- 16th Represented the District at the Friends of New Forest Airfields launch of new display equipment, held at their Heritage Centre in Bransgore

PLANNING APPEALS

11 February 2019 - 15 March 2019

ADVERTISEMENT APPEAL

NAME	PROPOSAL
Mr Milton	Display 1 non illuminated wall mounted sign (Retrospective) (Application for Advertisement Consent) STANWELL HOUSE HOTEL, 14-15 HIGH STREET, LYMINGTON SO41 9AA 18/11113

NEW APPEALS

NAME	PROPOSAL
Mrs Ashworth	Outbuilding ARRACHAR, FOX POND LANE, LYMINGTON SO41 8FW 18/11476
McCarthy and Stone Retirement Lifestyles Ltd.	Part 3 - part 4- storey block of 35 retirement flats; communal facilities; refuse & buggy stores; sub station; parking; landscaping; demolition of existing buildings FORMER POLICE STATION, JONES LANE, HYTHE SO45 6AW 18/10050
Mr Wilson	House; detached garage & workshop; demolition of the existing COURT ORCHARD HOUSE, NEW ROAD, ROCKBOURNE SP6 3NN 18/10729

LISTED BUILDING APPEAL

NAME	PROPOSAL
Mr Mackelden	Application of security film to ground-floor windows (Retrospective) (Application for Listed Building Consent) MONMOUTH HOUSE, ST THOMAS STREET, LYMINGTON SO41 9NA 17/11397
Mr Milton	Display 1 non illuminated wall mounted sign (Application for Listed Building Consent) STANWELL HOUSE HOTEL, 14-15 HIGH STREET, LYMINGTON SO41 9AA 18/11112

APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mr & Mrs Scammell	Use garage as 1 residential dwelling 47 BARNSFIELD CRESCENT, TOTTON SO40 8EU 17/11697	Dismissed. The development would make efficient use of a site within an established residential area and provide a modest, social benefit of one additional house to local housing supply. It would bring economic benefits too, both during its construction and from the spending in the local economy of the future occupiers. However, these benefits of the development would be outweighed by the harm to the character and appearance of the area and to the living condition of the future

		<p>occupiers, which would place it in clear conflict with the development plan.</p> <p>For the reasons given above, and taking account of all matters raised, I conclude that the appeal should be dismissed.</p>
Ms Ashworth	<p>Variation of condition 2 of planning permission 17/10532 to allow revised plan numbers to allow first-floor side extension; revised front boundary details; timber cladding; fenestration alterations - changes to rear windows, side rooflights, provision of oriel window; provision of flue</p> <p>SITE OF ARRACHAR, FOX POND LANE, PENNINGTON, LYMINGTON SO41 8FW 18/10774</p>	<p>Dismissed. I have found that the proposal would have an acceptable effect on the character and appearance of the area. However, the adverse impacts on the living conditions of the occupiers of Bay Tree Cottage are decisive and on this basis the disputed condition continues to serve a useful purpose.</p> <p>For the reasons given above I conclude that the appeal should be dismissed.</p>
Mr Wingfield	<p>2 residential flats; associated parking; cycle and bin storage; access from Waltons Avenue</p> <p>WALTON COURT, RENDA ROAD, HOLBURY, FAWLEY SO45 2LZ 18/10793</p>	<p>Dismissed. The Framework seeks to encourage residential development in locations where employment opportunities, shops and services are reasonably accessible by modes of transport other than the private car. The proposal would be located within walking distance of shops and contribute towards housing supply and choice, but also deliver some benefits to the local economy notably through short term construction.</p> <p>However, it would only result in the net gain of two dwellings and this would accrue only modest benefits. In addition, the development would harm the character and appearance of the area, and the living conditions of existing and future occupiers. I therefore consider that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the modest benefits which would be derived from the proposal. Taken as a whole, the proposal does not, consequently, constitute sustainable development which the Framework carries a presumption in favour of.</p> <p>The appeal site lies within proximity of the New Forest³ and Solent Coast⁴ European nature conservation sites. There is a need to contribute towards mitigation measures due to the potential adverse impact that residential development may cause to these sensitive areas. As I am dismissing the</p>

		<p>appeal on other substantive grounds, this is not a matter which needs to be considered further here.</p> <p>For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.</p>
AJ Developments	<p>8 residential flats; 1 bungalow; parking; bin/cycle storage; new access; demolition of existing (Outline application with details only of access, layout and scale) 11 BARTON WOOD ROAD, BARTON-ON-SEA, NEW MILTON BH25 7NN 18/10808</p>	<p>Dismissed. The development would make efficient use of a site in an existing built up area and provide a modest, social benefit of additional housing to local housing supply. It would bring economic benefits too, both during its construction and from the spending in the local economy of the future occupiers. However, these benefits of the development would be outweighed by the harm I have identified, which would place it in clear conflict with the development plan. I therefore conclude that the appeal should be dismissed.</p>
Mr & Mrs Pankhurst	<p>Single-storey side and rear extensions; replacement porch 25 BICKERLEY ROAD, RINGWOOD BH24 1EF 18/11074</p>	<p>Allowed. I conclude that the proposal would not run contrary to the policies I cite in paragraph 4, or the aims of S72(1) of the Act, or relevant principles within the National Planning Policy Framework. Similarly there would not be conflict with the relevant objectives of the Ringwood Local Distinctiveness Supplementary Planning Document or the Ringwood Conservation Area appraisal. The appeal scheme would preserve the character and appearance of the Conservation Area.</p> <p><u>Conditions</u></p> <p>The Council reasonably suggests the standard commencement condition along with a condition that works are to be carried out in accordance with listed, approved, plans as this provides certainty. A condition requiring the use of matching materials is also appropriate in the interests of visual amenity.</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>

ENFORCEMENT APPEAL DECISION

NAME	PROPOSAL	DECISION
Mr Michael Brown	<p>Unauthorised Engineering Operations Unauthorised change of use of land Unauthorised buildings GREENBANK, COURT HILL FARM, DAMERHAM, SP6 1QB (18/0358)</p>	<p>Dismissed. The appellants argued that a twelve-month compliance period is necessary to recommence forestry operations following approval of the Woodland Management Plan (WMP) and Felling Licence and to formalise the works. I acknowledge that the appellants intended to undertake further discussions with the Council regarding the justification for the works in terms of facilitating continuing forestry operations at the site. I also acknowledge that the appellants are entitled to assume their appeals will have a favourable outcome. Nevertheless, no grounds of appeal were advanced by the appellants that could have secured a planning permission, temporary or otherwise. The appellant is therefore reliant on a successful outcome of talks with the LPA. Given that the notice was issued around seven months ago, it is reasonable to expect that any discussions with the Council would now be at an advanced stage. Accordingly, I do not consider any extension of the compliance period beyond three months is justified. Therefore, extending the period for compliance is likely to perpetuate the planning harm identified in the notice. Consequently, the ground (g) appeals also fail.</p> <p>Conclusion For the reasons given above I consider that the appeals should not succeed.</p>
Mrs Jaqueline Brown	<p>Unauthorised Engineering Operations Unauthorised change of use of land Unauthorised buildings GREENBANK, COURT HILL FARM, DAMERHAM, SP6 1QB (18/0358)</p>	<p>Dismissed. The appellants argued that a twelve-month compliance period is necessary to recommence forestry operations following approval of the Woodland Management Plan (WMP) and Felling Licence and to formalise the works. I acknowledge that the appellants intended to undertake further discussions with the Council regarding the justification for the works in terms of facilitating continuing forestry operations at the site. I also acknowledge that the appellants are entitled to assume their appeals will have a favourable outcome. Nevertheless, no grounds of appeal were advanced by the appellants that could have secured a planning permission, temporary or otherwise. The appellant is therefore</p>

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Mr Michael Brown	<p>Unauthorised Engineering Operations LAND ON SOUTH-WEST SIDE OF COURT HILL FARM, DAMERHAM, SP6 1QB (18/0362)</p>	<p>Dismissed. The appellants argued that a twelve-month compliance period is necessary to recommence forestry operations following approval of the Woodland Management Plan (WMP) and Felling Licence and to formalise the works. I acknowledge that the appellants intended to undertake further discussions with the Council regarding the justification for the works in terms of facilitating continuing forestry operations at the site. I also acknowledge that the appellants are entitled to assume their appeals will have a favourable outcome. Nevertheless, no grounds of appeal were advanced by the appellants that could have secured a planning permission, temporary or otherwise. The appellant is therefore reliant on a successful outcome of talks with the LPA. Given that the notice was issued around seven months ago, it is reasonable to expect that any discussions with the Council would now be at an advanced stage. Accordingly, I do not consider any extension of the compliance period beyond three months is justified. Therefore, extending the period for compliance is likely to perpetuate the planning harm identified in the notice. Consequently, the ground (g) appeals also fail.</p> <p>For the reasons given above I consider that the appeals should not succeed</p>
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For further information contact Planning Administration, Appletree Court, Lyndhurst. Telephone (023) 8028 5345.