



Landford Parish Council: Planning Schedule

10 March 2021

This meeting will be conducted by video conference. The Parish Council's Chair has agreed that applicants (or their agent) may join the video conference for the purpose of their planning application in an observational capacity only (unless the Councillors have any questions on the night).

New Forest National Park Authority (NFNPA) applications: can be viewed on their website, or at their Planning Dept in Lymington.

Wiltshire Council (WC) applications: can be viewed on their website, or at their Planning Dept in Salisbury.

Application no.	Site address	Proposal	Decision
20/08759/FUL (Wiltshire)	Little Brook Farm, Landford Wood, Salisbury, Wiltshire, SP5 2ES	Erection of woodland storage shed	Resolved unanimously SUPPORT, subject to conditions requiring the use of the building to be restricted solely to woodland/forestry activities and storage.
21/01062/PNCOU (Wiltshire)	Nursery Farm, Stock Lane, Landford, Salisbury, Wiltshire, SP5 2ER	Prior Notifications on change of use Application under Class R to Determine if Prior Approval is Required for a Proposed Change of Use of Agricultural Building and Land within its Curtilage to Flexible Commercial Use Comprising Class B8 (Storage or distribution)	<i>Cllrs Bishop, Bonney, and Keirl abstained from voting; forfeiting their vote.</i> Resolved unanimously to OBJECT for the following reasons:- <ul style="list-style-type: none"> • All roads leading to the site from the A36 are narrow, single file, winding lanes which are not appropriate for the number and frequency of the large lorries with trailers that will need to access the site on a regular basis. • The application site does not have direct access to a public highway and a long, narrow private track is used to connect the site to Stock Lane. This track is designated as a public footpath and the frequent use by lorries is incompatible with pedestrian use. The public rights of way officer should be consulted, as this pedestrian track is not classified as a byway. • By using only one third of the floor area of just one of the three barns on the site, in order to comply with the permitted development regulations, it will be impossible to know whether the rules are being complied with at all times. The

			<p>change of use limitation of 500 square metres floor area is therefore unenforceable.</p> <ul style="list-style-type: none">• The planning enforcement team member who visited the site, will confirm that the proposed change of use was operational before the current application was submitted. A condition of Class R is that an application must be submitted before the site changes use.• With regard to vehicle movements to the above site, it has been brought to the Parish Council's attention that significant differences exist between the application documentation and other factual evidence. In order to establish the total number of vehicles, per year, accessing Nursery Farm site during its agricultural use as a chicken farm, a similar sized poultry farm operation in Chard, Somerset has been used as a like for like comparison. The applicant has obtained information from the owner of the Chard poultry farm to suggest that there are a total of 3580 vehicle movements per year by vehicles going to the Chard site. <p>By contrast, a 2011 planning application 12/00011/FUL The erection of 2 No. poultry buildings with associated infrastructure and the removal of existing earth bunds and construction of a new earth bund. (GR 334602/110502) Land OS 5954 Part Chaffcombe Chard Somerset TA20 4AU (southsomerset.gov.uk) for two additional poultry buildings at the Chard site (making four in total on the site, equivalent to Nursery Farm), states that the total number of vehicles, per year, after the two new poultry buildings are constructed, will be 756 (63 vehicle visits per month). This is detailed in a table within paragraph 10.3 (page 32) of the Environmental Statement, which is part of the 2011 planning application. The figure of 756 is roughly one fifth of the number of vehicles claimed in the current application, to be using the Chard site. As Nursery Farm was very similar to the Chard site, which is exactly what is being claimed, the Schepens annual vehicle movements, being 1320, are much greater than the 756 vehicles for the previous poultry farm usage. To further</p>
--	--	--	--

			<p>analyse the vehicle usage, just under half of the 756 are vehicles used by the Chard staff, suggesting that these are cars not HGVs, which are simply used to go to and from their place of work.</p> <p>WC Highways, in their recent response to the application, have blindly accepted that there were 3580 vehicle visits to Nursery Farm when in use as a poultry farm, and considered the proposed use by Schepens to be a more favourable figure of 1320. If WC Highways had carried out any research, they would have seen that 756 was the correct figure for vehicles using the site and would not have come to their conclusion that "<i>these proposals would generate fewer vehicle trips than that of the extant use. On this basis, I recommend that no Highway objection is raised.</i>"</p>
21/00108 (NFNPA)	Rookery Nook, South Lane, Nomansland, Salisbury, SP5 2BZ	Replacement raised decking, balustrade and steps	<p><i>Given Cllr Stanton declared an interest, she did not take part in the discussion as a member of the Parish Council and abstained from voting; forfeiting her vote.</i></p> <p>Resolved unanimously Recommendation No. 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</p>
21/00110 (NFNPA)	Cornerways, North Lane, Nomansland, Salisbury, SP5 2BY	Single storey extension; roof alterations; porch; alterations to fenestration; raised terrace	<p>Resolved unanimously to Recommendation No. 1. We recommend PERMISSION, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.</p> <p>The proposals have little or no adverse effects on the neighbouring property but do provide a visual improvement of the property from public viewpoints. No external lighting has been requested, so it is assumed that this will be the subject of a separate application, if required.</p>
21/00121 (NFNPA)	Gorselea, School Road, Nomansland, Salisbury, SP5 2BY	Single storey rear extension, front door and window to front elevation; replacement windows	Resolved unanimously Recommendation No. 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.
21/00152 (NFNPA)	Grid Reference Su2541175, Land Adjacent Forest Road, Nomansland	Application for screening opinion under Regulation 6 (schedule 2) of the Town and Country Proposal: Planning (Environmental	<i>For info and not for Parish Council comment</i>

		Impact Assessment) Regulations 2017 for 1No. Replacement electricity wood poles supporting a Low Voltage overhead line.	
21/00153 (NFNPA)	Grid Reference Su2541175, Land Adjacent Forest Road, Nomansland	Application under section 37 of the Electricity Act 1989 and section 90(2) of the Town and Country Planning Act 1990 for 1No. Replacement electricity wood poles supporting a Low Voltage overhead line.	<i>For info and not for Parish Council comment</i>
21/00111 (NFNPA)	Oakleigh, School Road, Nomansland, Salisbury, SP5 2BY	Greenhouse	Resolved unanimously Recommendation No.1. We recommend PERMISSION, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers. The proposed greenhouse has little or no adverse effect on the locality.
20/11334/FUL (Wiltshire) (Revised Drawings)	Furze Farm, Sherfield English Road, Landford, SP5 2BD	Conversion of existing stables to tourist accommodation and use of land for agricultural purposes.	Resolved unanimously OBJECT (for reasons set out below) <ul style="list-style-type: none"> • The proposal is within an area in which additional housing is not normally permitted under Wiltshire Council policies. The proposed change of use of from the existing stables to holiday lets effectively creates a more intense 'housing' use than normal domestic use. • The noise and disturbance of tourism activities from the proposed holiday lets and the large site surrounding it, will have a detrimental impact on neighbouring properties - far more than the existing equestrian use. • The driveway from Sherfield English Road to the application site also forms part of a local public footpath. The much greater intensity of use by motor vehicles as a result of the proposals, will not be compatible with the use of the driveway as a public footpath. • High levels of nitrogen pollution are impacting protected sites in the Solent area and Natural England have advised that planning

			<p>permissions should not be granted unless developments are nitrate neutral.</p> <ul style="list-style-type: none">• The building is located in a position which is contrary to Landford Village Design Statement, GUIDELINE 7.1.6 - Tandem development is strongly discouraged. <p>Following the submission of the revised site plan (revision C):</p> <ul style="list-style-type: none">• Car parking and turning areas are not shown on the drawing. A greenhouse has been added to the site but no details, apart from its location, are included on the drawings i.e. size, elevations and purpose.• The new boundaries of the proposed site are shown to comprise fencing and hedging. This will require plant details and schedule to avoid the use of non-native and unsuitable species. A landscape officer should be consulted to assess all proposed fencing and hedging.
--	--	--	--