

# Landford Parish Council

## Planning Annexe

### Feburary 2018

Members: Cllr NJ Bishop, Cllr GT Hewson, Cllr GL Keirl, Cllr AM MacClachlan, Cllr KP Parker, Cllr MJ Proctor, Cllr DM Walling, Cllr DM Wilson, Cllr LA Waltham

Ref. number	Location	Proposal	Parish Council's Comments	Date of PC Meeting Cllrs present
17/01075	North Common Farm, North Common Road, Landford	Change of use of former agricultural buildings to residential use; addition of glazed link; external alterations; associated landscaping	<p>By Majority (5:1)</p> <p><b><u>Recommendation No.5: We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers</u></b></p> <p>Council noted that the Applicants' approach to the renovations were very positive and in keeping with the nature of the property.</p> <p>Using the areas listed below, the additions to the habitable floor area exceed the 30% allowance provided for in policy DP11. The floor area of the existing farmhouse, including the Utility area but excluding the Wash Room (being an attached outbuilding) is approximately 107.8m<sup>2</sup>, calculated in accordance with planning information leaflet 'Extensions to Dwellings'. The 30% allowance would equal 32.34m<sup>2</sup>. The following are the proposed additional floor areas (using the room names from the proposed plans):</p> <ul style="list-style-type: none"> <li>• Glazed Link                    7.9m<sup>2</sup></li> <li>• Utility                            10.5m<sup>2</sup></li> <li>• Pantry                            13.75m<sup>2</sup></li> <li>• Dining Area &amp; Kitchen    38.5m<sup>2</sup></li> </ul> <p>Even by treating the glazed link as an exception to the rules and excluding it, it would appear that the new floor areas exceed the DP11 limits. The nature of the extended habitable floor area would leave the remainder of the outbuilding able to be readily altered to provide additional habitable accommodation, contrary to policy DP12.</p> <p>In addition to the excess floor area issue, details are lacking with respect to the new gate to the courtyard, any external lighting, type of new</p>	<p style="text-align: center;">14-02-18</p> <p style="text-align: center;">DMW (Chairman), NJB, AMM, KPP, MJP, DMW, LAW</p>

			<p>rooflight, and proposals (if any) for other outbuildings not shown on the application drawings.</p> <p>Note. North Common Farm is included in Appendix 3 of the Landford Village Design Statement as one of the 'Buildings of Special Interest' in the area, effectively giving it a 'local listed' status.</p>	
<p>17/01068</p>	<p>Land of Forest Falconry, New Road, Landford</p>	<p>Change of Use of land to falconry activities; construction of 4no. breeding enclosures; 3no. hack pens</p>	<p>(By Majority 6:1)</p> <p><b><u>Recommendation No. 2 We recommend REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.</u></b></p> <p>The NFNP landscape character assessment puts this area within the 'West Wellow Heaths and Commons' character area. One of the key landscape characteristics of this character area is described as:</p> <ul style="list-style-type: none"> <li>Enclosed former commons at Landford and Copythorne, outside the perambulation boundary.</li> </ul> <p>'Landscape change - key issue and trends' section of the landscape character assessment document states:</p> <ul style="list-style-type: none"> <li>Encroachment of settlement onto commons is changing the traditional character of the Heath Associated Smallholdings and Dwellings and Heathland landscape types.</li> <li>Visual intrusion of the main A36 carriageway, with associated modern development is encroaching into the northern part of the character area.</li> </ul> <p>The application from Gyr Breeder Ltd is proposing to construct seven large buildings in an open plot on the site which will be visible from many areas of Landford Common and very noticeable from A36. It is proposed to plant hedges and trees to screen the buildings but these will take many years to establish and will, in any case, be detrimental to the current open landscape in this location.</p> <p>The purpose of the buildings is to significantly increase the number of falcons which are bred on the site. Most of these will be Gyr Falcons, which are reared and sold to other countries around the world. Whilst this already takes place on the site to a much lesser degree, the current buildings are grouped together within a small, existing woodland. The new buildings will extend the site beyond the wooded area and into open land, albeit with the proposed tree and hedge planting. The site is in an</p>	<p>14-02-18</p> <p>DMW (Chairman), NJB, AMM, KPP, MJP, DMW, LAW</p>

--	--

elevated location, so buildings, beyond the existing woodland, will be very prominent.

There is no requirement for the buildings or the bird breeding activities to be located within the New Forest National Park, especially if they are to be shipped abroad. Indeed, the business currently houses birds in Scotland. The 'falconry experience days' side of the business, available to the general public, was the only reason that the business was first allowed to be established on the previously vacant, agricultural land.

Section 4 of Landford Village Design Statement SPD (2011) highlights the value that the community places on the views over which this development will have a detrimental effect.

A tributary of the River Blackwater is less than 200 metres downhill from the proposed buildings. The bird droppings from such a huge amount of large birds filtering into and through the ground must surely have a detrimental effect of the water quality of the river.

The construction of the buildings and the change of use of the land conflicts with the following:-

Policy CP2: The Natural Environment

Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment.

***The proposals fail to maintain and enhance the locally important site of Landford Common which is acknowledged, in section 3.10 of the Landford Village Design Statement SPD as an important natural area to be preserved. The water environment may also be at risk as a result of the proposed use of the site.***

Policy DP1: General Development Principles

All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness. This includes, but is not restricted to, ensuring:

- a) development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout;
- b) development respects the natural and built environment, landscape character and biodiversity, and where appropriate makes provision for

			<p>new tree planting;  c) materials are appropriate to the site and its setting;  d) amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading; and .....</p> <p><b><i>New development proposals are required to enhance the local character and distinctiveness. This is certainly not the case in this application. The proposed buildings also conflict with all the requirements of part a) of the above policy and also the 'additional impacts' and 'visual intrusion' issues mentioned in part d).</i></b></p> <p>The NFPN statutory purpose 'To conserve and enhance the natural beauty, wildlife and cultural heritage of the area'  <b><i>At the very heart of the NFNPA statutory obligations, there is a duty to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. This application completely fails to fulfill this requirement.</i></b></p>	
18/00043	4 Pine Close, Landford	Single storey side extension; new rear dormer window; pitched roof to existing front dormer; 2No. new rooflights; new porch canopy	<p>(Unanimous decision)</p> <p><b><u><i>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.</i></u></b></p> <p>The proposals do not present any detrimental issues, subject to the following suggested conditions of a planning approval:</p> <p>Exterior materials to match existing - to blend in with the existing street scene.</p> <p>Openings of rooflights to be 1.7 metres minimum above internal floor level - to prevent any overlooking of neighbouring property to the rear.</p> <p>Window serving the new bathroom to be glazed with obscure glass - to prevent any overlooking of neighbouring property to the rear.</p> <p>Removal of permitted development rights to further extend the property - this assumes that the existing rear flat roofed extension is not part of the original building. In which case, the floor area of this extension, in addition to the new floor area of the proposals, would be very close to the 30% increase allowed by NFNPA policy DP11.</p>	14-02-18  DMW (Chairman), NJB, AMM, KPP, MJP, DMW, LAW
18/00040	Land to rear of Derriere, Southampton Rd, Landford	Retention and completion of agricultural outbuilding and	<p>(Unanimous decision)</p> <p><b><u><i>Recommendation No. 5 We are happy to accept the decision reached by the National Park Authority's Officers under their</i></u></b></p>	

		hardstanding	<p><u><i>delegated powers.</i></u></p> <p>If approved, the following issues should be dealt with by appropriate conditions:-</p> <ul style="list-style-type: none"><li>• No details have been provided to show the location and size of the concrete hardstanding, although a track of scalplings or hoggin has already been laid from the access gate. This track crosses a public footpath.</li><li>• The public footpath should be kept free from buildings, objects and construction materials.</li><li>• Use of the proposed building should be restricted only to the storage of agricultural plant and equipment.</li></ul>	
--	--	--------------	--	--

