



# Landford Parish Council: Planning Schedule

## 14 April 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
20/00911 (NFNPA)	Englewood, Lyndhurst Road, Landford, Salisbury, SP5 2AF	(AMENDED DESCRIPTION AND PLANS)  First floor extension; front porch; internal alterations to form ancillary accommodation with shared entrance;  alterations to roof; alterations to doors and windows	Resolved unanimously that 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 revised design and revised description of the proposals overcome the previous objections by the parish council.  Section 17 of the planning application form still states that an additional dwelling is being created. However, for the whole property to remain as one unit, conditions should be added to any planning approval, so that the two internally separate areas should remain in one ownership and that, to ensure that the ancillary accommodation use is maintained, both units should only be occupied by members of the same family.
21/00217 (NFNPA)	Ash Hill Cottage, Forest Road, Nomansland, Salisbury, SP5 2BW	Outbuilding; demolition detached garage	<i>Given Cllr N Bishop declared an interest, she abstained from voting; forfeiting her vote.</i>  Resolved unanimously that 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 parish council would like to include a condition to the planning approval which prevents the use of the proposed detached outbuilding being used for habitable accommodation.
<b>21/00194 (NFNPA)</b>	Keepers Cottage, Lyburn Road, Nomansland, SP5 2DE	Agricultural building	<p>Resolved unanimously that 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.</p> <p>NFNPA Policy DP50: Agricultural and forestry building. Permission will be granted for buildings required for agriculture or forestry purposes where:</p> <ul style="list-style-type: none"> <li>a) there is a functional need for the building and its scale is commensurate with that need and its setting in the landscape</li> <li>b) the building is designed for the purposes of agriculture or forestry</li> <li>c) the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location</li> <li>d) they do not involve large or obtrusive structures or generate a level of activity which would have a detrimental effect on the National Park.</li> </ul> <p>None of the above criteria seemed to be satisfied under the current application.</p> <p>As a substantial building for proposed agricultural use, this must form part of some business activity. In which case, a provisional business plan should be included as part of the planning application, to demonstrate that there will be a continuous business need for the proposed building.</p> <p>Refusal of the much smaller building under application 20/00828 quoted the following as a reason for refusal: Further, the proposed outbuilding would not be located within the domestic curtilage of the site. As such the proposal would be contrary to Policies DP2, SP16, SP17, DP18 and DP37 of the adopted New Forest National Park</p>

			<p>Local Plan 2016- 2036 (August 2019), the advice contained in the Design Guide SPD and the National Planning Policy Framework'. As a building which now covers a much larger area than previously, the above, with the exception of DP37, will still be relevant.</p> <p>The whole site extends to 11 acres, but this area is partly domestic curtilage and partly woodland. The site location plan does not distinguish between the two types, just shows a blue line around the land owned by the applicant. The application form further confuses the land use issue, by describing, in section 6, the current use of the site as 'Dwelling House'.</p>
<b>21/00219 (NFNPA)</b>	Northcroft, North Lane, Nomansland, SP5 2BU	Two storey extension; 1 no. door; 1 no. rooflight; brick wall to front curtilage; fencing; sliding gate; external lighting; removal of chimney	<p>Resolved unanimously that we are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</p> <p>The proposals create a suburban feature within a built-up area of the village, a location which includes a variety of building types and styles.</p> <p>As a result of the proposals, the reduction in the area of front driveway will limit the ability for vehicles to turn and re-enter North Lane in a forward direction.</p>
<b>21/00220 (NFNPA)</b>	Clovenway, Forest Road, Nomansland, SP5 2BN	Single storey ground floor front extension; single storey first floor front extension; single and two storey rear extension; side porch; alterations to doors and windows; alteration to front dormer roof; rear terrace; demolition of 1 no. chimney and 1 no. flue; demolition of existing rear terrace	<p>Resolved unanimously that 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>Although the proposed flat roof at the front of the property is not an ideal feature, the existing property is well screened, with trees and vegetation, from Forest Road.</p> <p>To maintain privacy and prevent overlooking onto neighbouring properties, the proposed first floor windows on the north-east elevation should be non-opening and obscure glazed.</p>

<p><b>21/00254</b> <b>(NFNPA)</b></p>	<p>Land At, Stock Lane, Landford</p>	<p>2no. gates; fence; new vehicle access; hardstanding; store; demolition of existing store</p>	<p>Resolved unanimously that we are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</p> <p>For clarity, the block plan should show the outline of the total area which remains as agricultural land, and which will be used for horse grazing.</p> <p>No external lighting, in this rural area, has been requested but any proposal to add external lighting should require a planning application to be submitted.</p> <p>The base/foundation for the proposed re-building of the store should be subject to tree officers approval.</p> <p>Before demolition, an ecological assessment should be made on the existing store building. This is an area close to the edge of the BCZ for the Mottisfont Bats SAC and within the IRZ for the New Forest SSSI.</p> <p>By establishing a new, improved access to the site via Gate 1, the existing access to the site via Gate 2 seems unnecessary and should be closed.</p> <p>Access to the rebuilt store could be easily created by extending the track from the stables. Vehicles exiting from Gate 2 would have limited site lines because of Stock Lane's blind bends. There is also no turning facility on site, for vehicles using Gate 2.</p> <p>A 3.6m wide track/hardstanding is excessive. A narrower track, through an area of woodland, would be more appropriate for its occasional use. The track/hardstanding should not be surfaced but remain as a rural gravel track.</p>
<p><b>21/00238</b> <b>(NFNPA)</b></p>	<p>Camping and Caravan Site, Green Hill Farm, New Road, Landford, SP5 2AZ</p>	<p>Dining tent</p>	<p>The Case Officer Clare Ings is conducting a site visit on Thurs 22 April.</p> <p>Resolved unanimously to defer making a decision on this application to Monday 26 April 2021 7:15pm when an EGM is being held to discuss development at Green Hill Farm. The EGM will be attended by Clare Ings.</p> <p>The decision deadline is 30 April 2021</p>

<p><b>21/00309</b> <b>(NFNPA)</b></p>	<p>67 Beech Grange, Landford, SP5 2AN</p>	<p>Single storey rear extension; insertion of 2no. first floor windows</p>	<p>Resolved unanimously that we are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</p> <p>To respect the neighbour's privacy, it would be preferable to include a planning condition to install and maintain the proposed two first floor windows as fixed lights with obscure glazing.</p>
<p><b>21/00264</b> <b>(NFNPA)</b></p>	<p>Honey End, Chapel Lane, Nomansland, SP5 2DA</p>	<p>Single storey side extension; 2no. dormers; outbuilding</p>	<p>Resolved unanimously that we are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</p> <p>The proposals result in attractive alterations and additions to the property with no adverse effects on neighbours or the street scene. Lowering the ridge of the proposed extension would improve the scheme, in order to give the addition a more visually subordinate character to the main structure.</p>