



# Landford Parish Council: Planning Schedule

## 09 December 2020

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
20/00574 (NFNPA)	Grid Ref Su 3553 4366, The Caravan (The Barn), School Road, Nomansland, SP5 2BY	Change of use to mixed agricultural and retail for the purpose of a farm shop	<p><b>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.</b></p> <p>The use, as a farm shop, of part of the existing building will not create any detrimental issues with regard to; the street scene, landscape, ecology or neighbouring properties. It will, however, be of great benefit to the local community. Nevertheless, an increase in vehicles using School Road will have the potential for traffic problems.</p> <p>Landford Parish Council consider that the following conditions to a planning approval will enhance the proposals whilst helping to reduce any detrimental issues.</p> <ul style="list-style-type: none"> <li>• Six on-site parking spaces (as suggested in the planning application form) should be shown on a site plan, including provision for turning to allow vehicles to exit the site in a forward direction, and constructed and retained for the duration of the retail use of the site.</li> <li>• To maintain the connection of the retail use to the local community, any planning approval should limit the operation of the proposed farm shop to the current applicant only.</li> <li>• In the event that the retail use should cease, the land and building should automatically revert back to agricultural use, under the conditions of the original planning approval.</li> </ul>

			<ul style="list-style-type: none"> <li>• The opening hours of the proposed farm shop should not extend beyond the times between 9am and 6pm.</li> <li>• Large vehicles visiting the site should be limited to a 6' 6" width restriction (same as the width restriction at the nearby Hants/Wilts boundary on B3079) to prevent unnecessarily large vehicles travelling along School Road.</li> <li>• The activities of the proposed farm shop should be restricted only to sales of home-grown and locally sourced produce.</li> </ul>
<p><b>20/00828</b> <b>(NFNPA)</b></p>	<p>Keepers Cottage, Lyburn Road, Nomansland, Salisbury, SP5 2DE</p>	<p>Outbuilding with room over</p>	<p><b>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.</b></p> <p>NFNPA Policy DP37: Outbuildings, requires that such buildings are <b>'proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing'</b>. In this application the proposed outbuilding has a footprint of 112m<sup>2</sup>, compared to the extended dwelling which has a footprint of approximately 69m<sup>2</sup>. The ridge of the main house and the proposed outbuilding are roughly the same height. Even without taking the existing outbuildings into account, the scale, size, height and massing of the proposed outbuilding does not conform to Policy DP37.</p> <p>When considering the previous application 20/00628 for the alteration and partial re-building of the existing outbuildings, paragraph 11.4 of the planning officer's report states <b>'The overall footprint of the buildings is extensive and (having regard to the very modest proportions of the cottage) could be considered beyond a size which would be reasonably incidental to the main house.'</b> The construction of the proposed building will only add to the existing excessive range of outbuildings especially when the opportunity to create garage space could have been achieved during the recent alteration and re-building of the existing structures. The block plan accompanying a 2009 planning application (09/94744) shows that the outbuildings, at that time, were actually used as garage space.</p> <p>Aerial photographs of the area in 2018 show the proposed site to be a heavily wooded area, whilst in the 2020 equivalent photographs, it shows that the site has now been cleared. With the site located within an Area of Special Landscape Character and an Area of High Ecological Value, as highlighted in the 2009 and 2010 planning application reports, the proposals should be referred to an ecologist, tree specialist and landscape assessor, and their advice included as part of the planning process.</p>

<b>20/00826/LBC</b> <b>(NFNPA)</b>	Cedars Nursing Home, North Common Lane, Landford, Salisbury, SP5 2EJ	Roof repairs; internal alterations (Application for Listed Building Consent)	<b>Recommendation No. 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.</b>
---------------------------------------	--	--	--