

Landford Parish Council: Planning Schedule

10 May 2023

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	Parish Council recommendation
23/00433PAFL (NFNPA)	RED BARNES, HAMPTWORTH ROAD, HAMPTWORTH, SALISBURY, SP5 2EA	Determination as to whether Prior Approval is required for proposed Change of Use of agricultural barns to guesthouse (Use class C1)	<p>We recommend REFUSAL, for the reasons listed below.</p> <p>Insufficient and contradictory evidence provided, does not prove the historic use of the buildings was for agricultural use. The buildings are located within the Land Registry boundaries of the golf course, giving them a leisure classification. In 2000, a planning application was submitted (and subsequently refused) to extend the golf course onto the opposite side of Hamptworth Road. So the golf course existed prior to the year 2000. The buildings themselves are relatively low structures and the main building is fitted with stable doors and high level windows, suggesting that stabling was the last main function of the building. The planning statement of the similar application 22/00663 claims that the barns were used for forestry use not agricultural use. Strangely enough, the planning application form, under the 'Eligibility' section, asks the question 'Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?'. The answer given is 'Yes'.</p> <p>The principle behind the relevant permitted development rights is that the buildings must be converted to their proposed use, not rebuilt. Therefore, the existing buildings must be structurally sound and be subject to only minor repairs and alterations to achieve their proposed use. A structural survey and report will be needed to clarify this.</p> <p>There are no parking spaces shown on the application drawings and also no turning circle for vehicles to exit the site in a forward direction. Transport and highways impacts of the development are one of the assessments which need to be made in order to gain approval for the proposals.</p> <p>The barns are located within a Nutrient Vulnerable Zone (NVZ) as designated by the Environment Agency. NVZs are areas designated as being at high risk from the effects of agricultural and domestic nutrient pollution. Nutrient neutrality restrictions are put in place in catchments where the environment is particularly vulnerable to the effects of nutrient pollution, mainly eutrophication. Developments within nutrient neutrality zones must implement measures to mitigate any nutrients generated by the change in land use.</p>

<p>23/00438FULL (NFNPA)</p>	<p>Land Off SOUTHAMPTON ROAD, LANDFORD</p>	<p>Change of use of land to outdoor educational; fence and gates</p>	<p>We recommend REFUSAL, for the reasons listed below.</p> <p>No need for a change of use for the application area. The current agricultural status would appear to cover the proposed use.</p> <p>The proposed fencing is exactly what the Article 4 Direction on the land is intended to prevent i.e. a detrimental effect on the local landscape of the area. An approval for fencing around the application site would render the Article 4 Direction ineffective and set a precedent for all other plots to do the same.</p> <p>No roads or tracks have been authorised for the site, therefore the vehicle bringing the adults, children and dogs to the site will have to park at the side of the A36.</p> <p>The location of toilet facilities on the site have not been indicated on any of the drawings.</p> <p>A significant oil pipeline is believed to run underground through the middle of the 9 acre field and may cause issues due to any restrictions which are required by the owners of the pipeline.</p> <p>It is noted that Hampshire Highways, as a consultee, have no objections to the application. This is because the property is in Wiltshire.</p>
<p>23/00462FULL (NFNPA)</p>	<p>SILVERWOOD FARM, LANDFORD WOOD, SALISBURY, SP5 2ES</p>	<p>Outbuilding (AMENDED DESCRIPTION AND PLANS)</p>	<p>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>There appear to be no adverse issues for neighbours or the street scene as a result of the proposed outbuilding, but conditions should be added to any planning approval to:</p> <ul style="list-style-type: none"> • require any external lighting to be the subject of a separate planning application; and • restrict the use of the outbuilding to purposes incidental to the main dwelling and to exclude habitable accommodation.
<p>23/00495LDCP (NFNPA)</p>	<p>FIELD HOUSE, STOCK LANE EAST TO FAIRLANDS FARM, LANDFORD WOOD, SALISBURY, SP5 2ES</p>	<p>Application for a Certificate of Lawful Development for Proposed single storey extension and external alterations to allow the conversion of garage into habitable space</p>	<p>Landford Parish Council are not listed as a consultee for this type of application and it was not considered necessary to submit any comments.</p>
<p>23/00565DOC (NFNPA)</p>	<p>HAMPTWORTH FARMHOUSE, HAMPTWORTH ROAD, LANDFORD, SALISBURY, SP5 2EA</p>	<p>Application to discharge conditions 3 & 4 of planning</p>	<p>Landford Parish Council are not listed as a consultee for this type of application and it was not considered necessary to submit any comments.</p>

		<p>permission 22/00619 for Single storey rear extension, linking existing Farmhouse to existing outbuilding; replacement windows; garden wall and terrace (demolition of conservatory) (Application for Listed Building Consent)</p>	
--	--	--	--