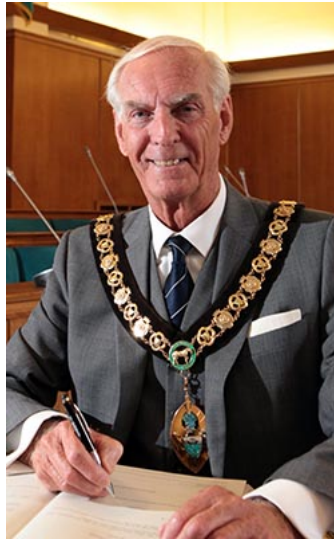


Information Bulletin

July 2018

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Engagements Undertaken by the Chairman of New Forest District Council Cllr Melville Kendal

July 2018

- 4th Hosted the annual Civic Day, which included a tour of the museum and cottages at Bucklers Hard and a briefing on the recent improvement works at Lepe Country Park
- 6th Attended the 2018 Gold Award Holders' Reception for the Duke of Edinburgh Awards, held at The Great Hall, Winchester
- 10th Represented the District at the commemoration of the Indian Army Memorial Obelisk at Barton on Sea, organized by New Milton Town Council

The Vice Chairman, Cllr Allan Glass, also undertook the following engagements:

- 1st Attended the Mayor of Eastleigh's civic service, held at King's Community Church, Hedge End
- 8th Attended the Mayor of Basingstoke and Deane's civic service, held at St Michael's Church, Basingstoke
- 24th Visited NFDC's marquee at the New Forest Show, jointly hosting the launch event of the 'This Girl Can' New Forest project with the Portfolio Holder for Leisure and Wellbeing. This is a national Sport England project to engage women in sport.

Housing Advice and Assistance Update

The new Homelessness Reduction Act, which commenced on 3rd April 2018, has changed the way applicants requesting housing advice and assistance are managed by the Housing Options Service. The Council has new duties to provide comprehensive support and assistance in preventing the homelessness of those threatened with homelessness within 56 days and relieving the homelessness of those without a home.

The service is receiving high demand for assistance as shown in the total approaches for advice and assistance below. The majority of these cases would have received a face to face assessment and a new personalised housing plan tailored to individual applicants. This plan details actions that should be carried out by both the applicant and the Housing Officer during the period of the new prevention and relief duties, in an effort to resolve their situation.

Each of these duties accepted (as shown below) could last up to 56 days before the main duty on the Council to secure long term suitable accommodation is accepted. It is expected that this figure will now continue to rise as the new relief duties come to an end after 56 days and applicants remain homeless.

Month	Total Approaches for Housing Advice and Assistance	Prevention duty accepted	Relief duty accepted	Main duty homeless acceptances
Apr-18	181	44	19	5
May-18	175	63	15	1
Jun-18	200	52	23	8
Total	556	159	57	14

For further information contact Richard Knott, Service Manager Housing Options, Appletree Court, Lyndhurst.

Housing Estate Management and Support

Quarter one has seen the recording of a seasonally higher number of reported Anti-Social Behaviour cases (ASB) in comparison to the previous year. The contributing factors to each case whilst individual, has seen the need for the service to work in partnership alongside a number of key professionals and individuals, often from multiple locations in seeking positive resolutions. The approach, whilst being resource intensive, achieves a high customer satisfaction and case closure rate. To support the continual need and service demand, the team have commenced a community based approach with a number of external partners inclusive of Health, Social Care, Police and Education to share both good practice and manage community cohesion.

To support the Council in meeting its duties under the Homelessness Reduction Act, the service has focused on decreasing times where properties remain empty for essential maintenance and repairs (void periods). The service implemented a joint inspection process with the Housing Maintenance team for the undertaking and completing of pre-void inspections. The purpose is to identify all essential works that would be required prior to re-letting a property whilst the current tenant is in situ. This approach has increased pre void inspection rates from an average of 30% to currently over 60%. Through the earlier identification of works that are required before reallocating the property and works being completed earlier, this is directly decreasing void periods overall. Further analysis and review of the process continues to be implemented to improve outcomes further.

Estate Management Key Performance Indicators

(Breakdown by year 2017/18 and 1st Quarter 2018)

	1 April 2017/31 March 2018	1 April 2018 – 30 June 2018
No of NOSP's served for ASB / BOT	7	0
No of NTQ's served for ASB / BOT	12	5
No of Evictions for ASB / BOT	2	1
No of Injunctions applied for	0	1
No of Injunctions obtained	0	0
No of sign up's / accompanied viewings	229	68
No of Hostel H&S inspections per month	202	45
No of Estate inspections	55	36
No of referrals to PIP & Multi Agency Meetings	8	2
No of ASB cases opened	200	113
No of ASB cases closed	183	45

Key for acronyms

NOSP	Notice of Seeking Possession
ASB	Anti-social Behaviour
BOT	Breach of Tenancy
PIP	Partnership Interventions Panel
NTQ	Notice to Quit

Calls to Housing Estates Management and Support

(Breakdown by year 2017/18 and Quarter 1, 2018)

1 April 2017 – 31 March 2018

	April	May	June	July	August	September	October	November	December	January	February	March	TOTAL
Housing General Enquiry	980	938	1036	992	1044	995	897	983	665	1083	893	1056	11517
Maintenance & Repairs	1400	1489	1433	1489	1459	1415	1519	1693	1265	2031	1645	1987	18825
Rent & Arrears	943	937	926	901	855	945	956	878	777	1145	850	1104	11217

1 April 2018 – 30 June 2018

	April	May	June	TOTAL
Housing General Enquiry	957	993	1119	3069
Maintenance & Repairs	1469	1511	1419	4399
Rent & Arrears	1058	914	972	2944

For further information contact Brian Byrne, Service Manager for Housing Estates Management & Support, Appletree Court, Lyndhurst.

PLANNING APPEALS

7 June 2018 - 13 July 2018

NEW APPEALS

NAME	PROPOSAL
Harbourwood Homes Ltd	2 houses; 3 bungalows; garages; access; parking; demolition of existing HILL RISE, HARE LANE, HORDLE, LYMINGTON SO41 0GE 17/11356
Mr Pearce Smith	Single-storey dwelling accessed from Waltons Avenue; boundary wall; landscaping; parking; bin and cycle storage Land rear of 73-75 LONG LANE, HOLBURY, FAWLEY SO45 2ND 17/11382 <i>(This has subsequently been withdrawn)</i>
Richard James Management Co	Bungalow; shed/bin store; landscaping; parking Land adjacent 20 PYRFORD MEWS, BELMORE LANE, LYMINGTON SO41 3ND 17/10549
Mr & Mrs Burley	Two-storey extension to create 1 dwelling; demolition of existing side extension Land of 60 PENNINGTON OVAL, PENNINGTON, LYMINGTON SO41 8BU 17/10852
Mr & Mrs Smith	2 chalet bungalows; parking; access from Hounsdown Avenue LAND REAR OF 99 & 101 SPICERS HILL, TOTTON SO40 9ER 17/11161
Mr & Mrs Horwood	2 detached houses; parking and landscaping; demolition of existing 11 WHITBY ROAD, MILFORD-ON-SEA SO41 0NE 17/11626
Mr Stockwell	Detached house; parking Land of GUNFIELD, SHOREFIELD CRESCENT, MILFORD-ON-SEA SO41 0PD 17/11777
Mr Lewer	2 bungalows; parking and access; demolition of existing garages; parking alterations to 29 & 31 Land Rear of 29 & 31 LAVENDER ROAD, HORDLE SO41 0GF 18/10049
Mr E Entwistle	Bungalow; parking; landscaping; access onto St Francis Road Land of 5 CHALEWOOD ROAD, LANGLEY, FAWLEY SO45 1YU 17/11562
Mr Breaker	Roof alterations in association with new first floor, two storey front extension 8 POWERSCOURT ROAD, BARTON-ON-SEA, NEW MILTON BH25 7PD 18/10350

APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mr & Mrs Jones	Outbuilding Land rear of BEEHIVE COTTAGE, 86B EVERTON ROAD, HORDLE SO41 0FD 17/10886	Dismissed. As set out in the Framework substantial weight should be given to any harm to the Green Belt. The proposed store would be inappropriate development which is, by definition, harmful to the Green Belt. Although in this case the effects on openness would be modest, this would still amount to harm to the Green Belt. The substantial weight to be given to the Green Belt harm I have found is not clearly outweighed by the other considerations in this case sufficient to demonstrate very special circumstances. The appeal is therefore dismissed.
DMG Retirement Trust	Use of ground floor as 1 flat; associated external alterations 4 SOUTH STREET, PENNINGTON, LYMINGTON SO41 8ED 17/11169	Dismissed. In conclusion, the proposals are contrary to policy CS2 of the Core Strategy for the New Forest District outside the National Park, which seeks to, amongst other things, require local amenities to be safeguarded against unacceptable effects and for new developments to provide private spaces that are well designed and attractive. I also regard the proposals as being contrary to paragraph 17 of the National Planning Policy Framework (the Framework), which requires a high quality design and a good standard of amenity for all existing and future occupants of land and buildings, which is also reflected in the objectives of the Core Strategy.
Mr Wallace	House; garage; access CALMORE COTTAGE, LOPERWOOD LANE, CALMORE, TOTTON SO40 2RL 17/10423	Dismissed. Having had regard to all matters raised, the appeal is dismissed.
Mr & Mrs Tweedale	1 pair of semi-detached houses; parking; landscaping; demolition of existing SOLENT BREEZE, 25 MARINE DRIVE WEST, BARTON-ON-SEA, NEW MILTON BH25 7QJ 17/11211	Dismissed. Exercising due regard under section 149 of the EA 2010 as set out above, I consider that adverse impacts upon the character and appearance of the area and on the living conditions of neighbours and future occupants would decisively outweigh any benefits the scheme offers and the adverse impact on a person with a protected characteristic of failing to allow the appeal. For the reasons given above I dismiss the appeal.
Mr Smith	Tractor shed Field Adjacent COLBURY COTTAGE, HILL STREET, CALMORE, NETLEY MARSH SO40	Allowed. In addition to the above ecology condition I have included the standard time limit condition and specified the approved plans as this provides certainty. Conditions relation to materials, slab levels and

	2RX 17/10958	<p>landscaping are also needed to ensure a satisfactory appearance but it is not necessary for the materials or landscaping conditions to be pre-commencement. However, in respect of slab levels this is necessary to ensure a satisfactory form of development.</p> <p>For the reasons given, and subject to the above conditions, the appeal is allowed.</p>
Mr & Mrs Lumm	<p>Roof alterations; single-storey front, side and rear extensions; fenestration alteration; rooflights 23 CULL LANE, ASHLEY, NEW MILTON BH25 5QQ 17/11347</p>	<p>Dismissed. Conserving and Enhancing the Historic Environment' of the National Planning Policy Framework 2012 sets out in paragraph 132 Government policy on the effect of development on designated heritage assets, of which the Hythe Conservation Area is an example. In this case I consider that the first floor extension would cause 'less than substantial harm' to the significance of the asset, although this should not be regarded as in any way diminishing the adverse effect of the proposal on the character and appearance of the original building and the conservation area.</p> <p>In accordance with paragraph 134 I have weighed the harm caused against the very minor public benefit of the improvement of the housing stock of the area as a result of the first floor addition. However, together with the letters of support from neighbours and the fact that the appellant did not intentionally seek to carry out unauthorised development, this benefit does not alter my finding that the first floor extension is unacceptable for the reasons I have already explained.</p> <p>The appeal is therefore dismissed</p>
Mr Dear	<p>Raise ridge height in association with new first floor 37 SYCAMORE DRIVE, HOLBURY, FAWLEY SO45 2QA 17/11727</p>	<p>Allowed. Overall, I conclude that subject to an amended plan and satisfactory details, the proposed extension would not harm the appearance of the building or the character and appearance of the surrounding area. Accordingly, there would be no conflict with Policy CS2 of the Core Strategy for the New Forest District outside the National Park 2009 or the National Planning Policy Framework 2012.</p>
Mr & Mrs Cooper	<p>First-floor side extension 50 DICKENS DELL, TOTTON SO40 8FJ 18/10142</p>	<p>Dismissed. I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is dismissed.</p>
Miss Axe	<p>Lean-to outbuilding</p>	<p>Allowed. I conclude that the appeal proposal</p>

	(Retrospective) 17 PEAR TREE CLOSE, BRANSGORE BH23 8NH 17/11551	would not have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is allowed.
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LISTED BUILDING CONSENT APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mr & Mrs Marris	Dormer window; reconfiguration of some first floor plasterboard and stud partition walls; relocate bathroom; remove some cupboards and doors; insert partitions; form shower area; position soil vent pipe; plumbing for new bathroom (Application for Listed Building Consent) ROUNDHILL FARM, WHITSBURY, BREAMORE SP6 3PS 16/11720	Allowed. I conclude the proposed works would preserve the special interest of Roundhill Farmhouse in accordance with the expectations of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would also meet the requirements to conserve it as a designated heritage asset as defined in paragraph 132 of the National Planning Policy Framework. For the same reasons, the works would accord with local development plan policy that seeks to underpin these national statutory and policy objectives.

LAWFUL DEVELOPMENT CERTIFICATE APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mr Whitlock	Continued use of land for general storage of builder's materials and other materials (Lawful Use Certificate for retaining an existing use or operation) Land adjacent HILLSIDE COTTAGES, LYMORE LANE, MILFORD-ON-SEA SO41 0TS 17/10424	Dismissed. The onus of proof rests with the appellant and the level of proof is on the balance of probability. I find that it is probable that at some time from 1987 onwards the use of the site was for the storage of building materials but I am not satisfied that this represented a material change of use in the absence of information on the type, quantity and extent of materials stored or that the use continued uninterrupted for a period of 10 years or more such that the site achieved lawfulness. In the absence of such information, it is not possible to issue an LDC without being able to specify the precise level or scale of use. Conclusions For the reasons given above I conclude that the Council's refusal to grant a lawful development certificate was well-founded and that the appeal should fail. I will exercise accordingly the powers transferred to me under section 195(3) of the 1990 Act as amended.

For further information contact Appeals Services (Planning Department), Appletree Court, Lyndhurst.