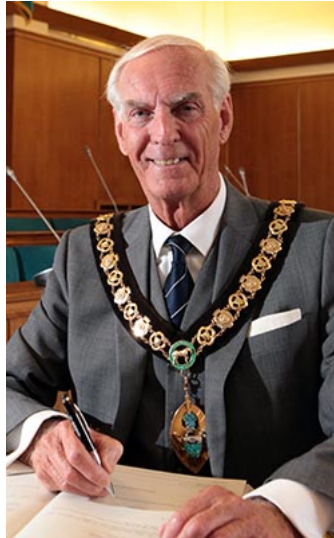


# Information Bulletin

## April 2019

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

### **April 2019**

- 18th      Attended the Mayor of Gosport's civic day
- 24th      Attended the Lord Mayor of Portsmouth's civic day
- 27th      Attended the Chairman of Hampshire County Council's Chairman's Concert, held at Winchester Cathedral

### **The Vice Chairman of the Council also attended the following engagements:**

- 14th      Chairman of East Hants District Council's civic service, held at the All Saints Church, Headley
- 25th      Represented the District at Totton and Eling Bowls Club twentieth birthday celebrations
- 28th      Represented the District at the New Forest North District Scouts' annual St George's Day Service and Parade, held in Lyndhurst

## Homelessness Statistics 2018/19

Month	New cases opened	Homeless Applications Made	Prevention duty accepted	Prevention Duty ended	Relief duty accepted	Relief duty ended	Homeless decision made	Full Duties	Full Duty discharged
Apr 18	176	86	44	13	20	3	10	10	7
May 18	165	93	61	17	14	2	2	1	8
Jun 18	185	108	60	36	29	16	14	9	5
Jul 18	164	103	41	41	24	14	6	4	1
Aug 18	153	54	29	27	20	28	17	11	6
Sep 18	155	97	35	36	28	23	19	11	8
Oct 18	166	92	46	46	34	23	12	9	8
Nov 18	166	81	42	47	16	19	11	8	5
Dec 18	143	64	34	42	19	33	16	12	2
Jan 19	230	112	65	43	40	29	18	10	8
Feb 19	151	81	50	42	16	17	11	9	7
Mar 19	139	87	52	49	23	31	14	10	4
<b>TOTAL</b>	<b>1993</b>	<b>1058</b>	<b>559</b>	<b>439</b>	<b>283</b>	<b>238</b>	<b>150</b>	<b>104</b>	<b>69</b>

Month	B&B placements in month	B&B leavers in month	Ave length of stay of leavers (nights)	No of households in B&B at end of month
Apr 18	19	16	89	62
May 18	6	23	85	45
Jun 18	15	20	112	40
Jul 18	18	17	66	41
Aug 18	16	21	79	36
Sep 18	17	20	59	33
Oct 18	18	10	70	41
Nov 18	5	18	89	28
Dec 18	15	12	107	31
Jan 19	25	13	58	43
Feb 19	8	21	59	30
Mar 19	23	12	61	41
<b>TOTAL</b>	<b>185</b>	<b>203</b>		

## Housing Estate Management & Support

The table below provides an overview of quarter 1, quarter 2, quarter 3 and quarter 4 (2018/19) performance figures relating to Housing Estate Management.

	Quarter 1			Quarter 2			Quarter 3			Quarter 4			TOTAL
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
No of NOSP's served for ASB / BOT	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
No of NTQ's served for ASB / BOT	3	1	0	0	1	1	0	1	0	0	1	0	<b>8</b>
No of Evictions for ASB / BOT	1	0	0	0	0	0	0	0	0	0	0	0	<b>1</b>
No of Injunctions applied for	0	0	1	2	0	0	0	1	2	1	6	2	<b>15</b>
No of Injunctions obtained	0	0	0	1	1	0	0	1	0	1	6	1	<b>11</b>
No of sign up's / accompanied viewings	25	27	20	29	28	42	47	51	25	20	22	33	<b>369</b>
No of Hostel H&S inspections per month	16	17	16	17	18	16	19	17	17	19	16	17	<b>205</b>
No of Estate inspections	15	20	20	10	10	1	6	6	21	5	4	6	<b>124</b>
No of referrals to PIP & Multi Agency Mtgs	1	0	2	1	0	3	2	1	2	0	2	5	<b>19</b>
No of ASB cases opened	28	44	41	43	35	17	23	18	12	23	22	29	<b>335</b>
No of ASB cases closed	8	21	16	19	41	21	28	33	9	16	29	12	<b>253</b>
Mutual Exchange App's Rec'd	3	3	7	6	4	6	5	3	2	3	3	2	<b>47</b>
Mutual Exchanges approved & going ahead	3	2	2	7	3	5	3	3	1	3	2	2	<b>36</b>

## **Key for acronyms**

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

## **Pentagon Court**

We are pleased to announce that the first tenants have moved into the new temporary accommodation at Pentagon Court in Blackfield which is the first of several proposed accommodation projects. Pentagon Court offers six fully furnished en-suite rooms of varying sizes; accommodating both single people and small families on a short term basis whilst working alongside the Housing Team in sourcing and securing alternative long term accommodation. Incoming clients have expressed high praise for the quality of accommodation and facilities available at Pentagon Court to support individuals at a time of much need.

## Capital Works Programme

### Value of main components

	£
KITCHENS	380,000
BATHROOMS	1,400,000
HEATING	670,000
ROOFING & CHIMNEYS	1,550,000
WINDOWS & DOORS	475,000
	<b>4,475,000</b>

### Number of completed properties 2018/19

KITCHENS	34
BATHROOMS	100
HEATING	158
ROOFING	50
WINDOWS	31

### Grant Funded Insulation works electrically heated/ off gas properties

We have used available HHCR0 funding "Home Heating Cost Reduction Obligation", that is suited to targeting specifically electrically heated / off gas properties to carry out a full insulation condition survey to both walls and lofts. Where cavities were found to be void of insulation these were insulated at no cost to NFDC, the same applied to traditional loft insulation where the existing insulation was found to be less than 150mm.

We also had a full insulation condition survey to both walls and lofts, to also encompass general condition of the outer building fabric and ventilation condition of the roof space, if cavities were suitable and found to be void of insulation these were insulated at no cost to NFDC.

We have this year utilised Grant funding to insulate 136 properties at no cost to NFDC.

## PLANNING APPEALS

18 March 2019 - 12 April 2019

### NEW APPEALS

NAME	PROPOSAL
Templeton Stockbridge Ltd	1 block of 9 flats; 1 retail unit; bin & cycle store; demolition of existing (Outline application with details only of access and scale) 4 - 6 RUMBRIDGE STREET, TOTTON SO40 9DP 18/10413
Mr Dean	Roof alterations in association with extension to two existing flats; creation of first-floor roof terrace; replace conservatory with single-storey front extension; fenestration alterations THE DOME, 121 BARTON COURT AVENUE, BARTON-ON-SEA, NEW MILTON BH25 7EY 18/10060
Mr & Mrs Ross	2 detached houses; associated garages, parking and landscaping (Outline application with all matters reserved) Land of THE INGLE, FRYERN COURT ROAD, BURGATE SP6 1NG 18/11567
Mr Lewis	Roof alterations in association with new first floor; side dormer; two-storey rear extension (retrospective) 35 LONGFIELD ROAD, HORDLE SO41 0HH 18/11354
Mr & Mrs Painter	First-floor side extension; use of garage as living accommodation 39 DICKENS DELL, TOTTON SO40 8FJ 18/11409
CR Acquisitions	1 pair of semi detached houses; detached house; parking & landscaping Land of GRAHAM LEA, BUTTS ASH LANE, HYTHE SO45 3RF 18/11410
Bisterne Developments Ltd	Roof alterations to include dormers to create 2 flats; 2 additional parking spaces THE SILVERS, 54 WHITEFIELD ROAD, NEW MILTON BH25 6DG 18/10918

### APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Churchill Retirement Living Limited	1 block of 43 retirement apartments; communal facilities; access; parking and landscaping 2 SOUTH STREET, HYTHE SO45 6EB 17/11646	<b>Allowed.</b> Having considered these and all other matters raised I find nothing of sufficient materiality to lead me to a different conclusion. The appeal is therefore allowed subject to the conditions set out in the attached Schedule.
Pennyfarthing Homes	Development of 42 dwellings comprised: 17 detached houses; 8 semi-detached houses; 11 terraced houses; 6 flats; garages; parking; landscaping; estate roads; junction access;	<b>Allowed.</b> As I have identified, there would be some conflict with some of the policies of the Core Strategy and Local Plan. However, having regard to my findings on viability and thus the overall compliance with Policy CS15 of the Core Strategy, and that I find no other harm, the proposal would broadly comply with the development plan when read as a

	<p>footpaths; open space, play area; 5 allotments; cycleway Land north of SCHOOL LANE, MILFORD-ON-SEA 17/10606</p>	<p>whole. Moreover, the Council accepts that it cannot demonstrate a 5 year housing land supply and that the shortfall is considerable. The presumption in favour of sustainable development as set out in Paragraph 11 of the Framework is thus relevant and an important material consideration. On this matter, there would be no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits, which includes much needed affordable and market housing of an ratio to enable a viable scheme, when assessed against the policies of the Framework taken as a whole.</p> <p>Accordingly, for the reasons set out above and having regard to all other matters, I conclude that the appeal should be allowed.</p> <p><u>Costs Decision:</u> The application for a full award of is refused. However, a partial award of costs is allowed in the terms set out. In exercise of the powers under section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990 as amended, and all other enabling powers in that behalf, IT IS HEREBY ORDERED that New Forest District Council shall pay to Pennyfarthing Homes, the costs of the appeal proceedings, insofar as they relate to addressing matters of viability.</p> <p>The applicant is now invited to submit to New Forest District Council to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount. In the event that the parties cannot agree on the amount, a copy of the guidance note on how to apply for a detailed assessment by the Senior Courts Costs Office is enclosed.</p>
<p>Crownshade Ltd</p>	<p>Bungalow; access; parking; demolition of extensions to 25 and 27 Provost Street; rear porch canopy Land rear of 25-31 PROVOST STREET, FORDINGBRIDGE SP6 1AY 18/10474</p>	<p><b>Dismissed.</b> In the absence of secure mitigation therefore, the scheme would result in harm to designated European nature conservation sites. The scheme would therefore conflict with Policy CS3 of the Core Strategy and Policies DM2 and DM3 of the Local Plan. These seek to protect sites of recognised importance for nature conservation, as well as to ensure that development does not adversely affect the integrity of designated sites and that appropriate mitigation of the impacts on European nature conservation sites is secured.</p> <p>For the reasons given, having regard to all</p>



		matters raised, the appeal is dismissed.
Mrs Ainsworth	3 chalet bungalows; access & parking; demolition of existing (scheme B) (Outline application with details only of access, appearance, layout & scale) 1 BARTON LANE, BARTON-ON-SEA, NEW MILTON BH25 7PB 18/10880	<b>Dismissed.</b> For the reasons set out above, I conclude that whilst Appeals A and B would each cause unacceptable harm in relation to matters of character and appearance and living conditions, Appeal C would be acceptable in both regards. All 3 Appeals would nonetheless also have an adverse effect on the integrity of habitats sites. As such, and having regard to all other matters raised, I conclude that Appeal A, Appeal B and Appeal C should be dismissed The full decision details are available on the LPA website
Mrs Ainsworth	1 chalet bungalow; 2 bungalows; access & parking; demolition of existing (scheme A) (Outline application with details only of access, appearance, layout & scale) 1 BARTON LANE, BARTON-ON-SEA, NEW MILTON BH25 7PB 18/10881	<b>Dismissed.</b> For the reasons set out above, I conclude that whilst Appeals A and B would each cause unacceptable harm in relation to matters of character and appearance and living conditions, Appeal C would be acceptable in both regards. All 3 Appeals would nonetheless also have an adverse effect on the integrity of habitats sites. As such, and having regard to all other matters raised, I conclude that Appeal A, Appeal B and Appeal C should be dismissed The full decision details are available on the LPA website
Mr Ainsworth	2 Chalet bungalows; access and parking; demolition of existing 1 BARTON LANE, BARTON-ON-SEA, NEW MILTON BH25 7PB 18/10882	<b>Dismissed.</b> For the reasons set out above, I conclude that whilst Appeals A and B would each cause unacceptable harm in relation to matters of character and appearance and living conditions, Appeal C would be acceptable in both regards. All 3 Appeals would nonetheless also have an adverse effect on the integrity of habitats sites. As such, and having regard to all other matters raised, I conclude that Appeal A, Appeal B and Appeal C should be dismissed. Full decision details are available on the LPA website.
Mrs Webb	1 terrace of 3 houses & associated parking; demolition of existing dwelling and garage LITTLE MANSFIELD, 36A SOUTHAMPTON ROAD, RINGWOOD BH24 1JD 18/11009	<b>Dismissed.</b> For the reasons set out above, I conclude that whilst the development would cause no harm to the Conservation Area or setting of Mansfield House, it would nonetheless have an adverse effect on the integrity of the New Forest and the Solent and Southampton Water SPA/SAC/Ramsar Sites. As such, and having regard to all other matters raised, I conclude that the appeal should be dismissed.
Mr & Mrs Cooper	First-floor side extension 50 DICKENS DELL, TOTTON SO40 8FJ 18/11231	<b>Dismissed.</b> I therefore conclude that by reason of the extension of the existing ridge line and lack of set-back from the front elevation that the proposal before me would lack subservience to the host dwelling and

		<p>would largely fill the existing visual gap at first floor level between nos 48 and 50. Consequently I consider that the proposal would appear cramped and would pay little regard to the existing visual rhythm within the row of 3no detached dwelling of which the appeal site forms part. Therefore, I find the proposal is contrary to Policy CS2 of the New Forest District (Outside the National Park) Core Strategy (2009) which requires new development to contribute positively to local distinctiveness and sense of place, to be appropriate and sympathetic to its setting in terms of scale, height, layout and appearance, as well as its relationship to adjoining buildings.</p> <p><u>Conclusion:</u> Having regard to the above and all other matters raised by the appellants, I conclude that the appeal be dismissed.</p>
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## LAWFUL DEVELOPMENT CERTIFICATE APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mr McCarthy	Continued use of 3 chalet cabins as residential accommodation (Lawful Use Certificate for retaining an existing use or operation) FLANDERS FARM, SILVER STREET, SWAY, HORDLE SO41 6DF 17/11622	<b>Dismissed.</b> I find that the available evidence is not sufficiently clear, precise or unambiguous to show that on the balance of probability, residential use of the chalets began more than ten years prior to the date of the application and has been continuous thereafter. Conclusion: For the reasons given above I conclude that the Council's refusal to grant a certificate of lawful use or development in respect of the use of three chalet cabins as residential accommodation was well-founded and that the appeal should fail. I will exercise accordingly the powers transferred to me in section 195(3) of the 1990 Act as amended. <u>Formal Decision:</u> The appeal is dismissed.

**For further information contact Planning Administration, Appletree Court, Lyndhurst. Telephone (023) 8028 5345.**