



# **Information Bulletin**

## **May 2019**

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Chairman's Engagements  
Planning Appeals

## Chairman and Vice Chairman of New Forest District Council May 2019

On the evening of Monday 20 May, Cllr Allan Glass accepted the office of Chairman of the Council at its Annual Meeting, held at Appletree Court.



Cllr Derek Tipp was also elected Vice-Chairman of the Council.



Following the Annual meeting, the Council was delighted to bestow the honour of Honorary Alderman on Colin Wise and Di Brooks, who had both stepped down at the last District Council elections after 20 years' service to the Council.



## PLANNING APPEALS

**15 April 2019 - 10 May 2019**

### NEW APPEALS

NAME	PROPOSAL
Mr & Mrs McGrath	House; parking and landscaping; ecological enhancements; demolition of existing LAKE HOUSE, WOOLMER LANE, BLASHFORD, RINGWOOD BH24 3PQ 18/10274
AJ Developments	Three-storey block of 10 flats; bin store & cycle store; parking; demolition of existing PERHAVER, BARTON COMMON ROAD, BARTON-ON-SEA, NEW MILTON BH25 5PR 18/10124
AJ Developments	1 Block of 8 flats; parking; bin & cycle store; demolition of existing PERHAVER, BARTON COMMON ROAD, BARTON-ON-SEA, NEW MILTON BH25 5PR 18/11249
DMG Retirement Trust	Use as 3 dwellings (Prior Approval Application) FORMER DAIRY SITE, MILFORD ROAD, PENNINGTON, LYMINGTON SO41 8DW 18/11353
Ms Phillips	House; garage; demolition of existing 55 NORTH STREET, PENNINGTON, LYMINGTON SO41 8GB 18/11346
Imperial Homes Southern	6 dwellings; bin and cycle store; parking; demolition of existing BARBERRY HOUSE, WILDGROUND LANE, HYTHE SO45 4HJ 18/11512
Cardtronics UK Ltd trading as Cashzone	ATM (Retrospective) HYTHE POST OFFICE, 29 HIGH STREET, HYTHE SO45 6AG 18/11688
Cardtronics UK Ltd trading as Cashzone	Display internally illuminated ATM surround (Retrospective) 29 HIGH STREET, HYTHE SO45 6AG 18/11689
CTIL on behalf of Wightlink	Temporary siting of 1 15m high monopole (including 3 antennas); 2 cabinets; 2.1 metre high chain link fence; barbed wire (Retrospective) WIGHTLINK CAR PARK, UNDERSHORE ROAD, LYMINGTON 18/11685
Harbourwood Homes Ltd	2 detached houses; 2 detached bungalows; associated parking, access & landscaping; demolition of existing HILL RISE, HARE LANE, HORDLE SO41 0GE 18/11621
LKK Property Ltd	1 block of 6 flats; parking, bin & cycle stores; demolition of existing CORNER COTTAGE, 1 BARTON COMMON ROAD, BARTON-ON-SEA, NEW MILTON BH25 5PR 18/11088
Linford Land & Development LTD	New parking space OLD FORGE CLOSE, POULNER BH24 1GZ 18/11533
Mr Stockwell	2 detached bungalows, garage; access; shed & bike store; demolish existing 16 KNOWLAND DRIVE, MILFORD-ON-SEA SO41 0RH 18/11694

## ADVERTISEMENT APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mr Milton	Display 1 non illuminated wall mounted sign (Retrospective) (Application for Advertisement Consent) STANWELL HOUSE HOTEL, 14-15 HIGH STREET, LYMINGTON SO41 9AA 18/11113	<b>Dismissed.</b> In the terms of the National Planning Policy Framework (Framework) the works cause 'less than substantial harm' to the listed building. However, the public benefits are not enough to outweigh that harm. Moreover, insufficient clear and convincing justification has been put to me to show why the works are necessary to conserve the significance of the listed building as a historic commercial building. 10. Therefore, I consider that the works fail to preserve the special architectural interest of the listed building, and that the sign harms amenity. They are contrary to Policy CS2 of the New Forest District Council Core Strategy New Forest District outside the National Park (CS) which seeks respect for context, CS Policy CS3 and Policy DM1 of the New Forest District Council Local Plan Part 2: Sites and Development Management which reflect the thrust of the statutory duties with regard to listed buildings and conservation areas, and the Framework which seeks to achieve well-designed places and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations, as well as advice in the SPG.

## APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mrs Ashworth	Outbuilding ARRACHAR, FOX POND LANE, LYMINGTON SO41 8FW 18/11476	<b>Allowed.</b> For the reasons given, I find that the proposed garden outbuilding, by reason of its size and location, would not harm the character or appearance of the area. Accordingly, I find no conflict with Policy CS2 of the New Forest District (outside the National Park) Core Strategy (2009) insofar as it requires new development to be of a quality that is well designed and respects the character, identity, and context of its surroundings. The appeal is therefore allowed.
Mr Down	Two-storey rear extension; roof alterations; porch; juliet balcony 26 PURBECK ROAD, BARTON-ON-	<b>Allowed.</b> Overall, I find that there would be no harm to the character or appearance of the area. As such, there would be no conflict with Policy CS2 of the Core Strategy for the New Forest District outside the National Park

	SEA, NEW MILTON BH25 7QG 18/11504	<p>(2009) which deals with design quality and the need for development to respect the character, identity and context of the area. I have carefully considered the concerns expressed by the neighbouring occupiers at 28 Purbeck Road. Although the extension to the rear of the appeal property would project beyond the rear of No 28, this would not be by a significant margin. Moreover, these properties enjoy fairly wide and open plots, and the extension would be set away from the common boundary with this neighbour. I am aware that the neighbours enjoy use of their rear conservatory and garden, but due to the separation distances involved, the relationship between the adjoining buildings, and their orientation, with the rear elevations facing approximately north, I am satisfied that there would be no impact upon the neighbours' living conditions in terms of sunlight or overshadowing that would be significant. I note also that the Council raised no concern in this regard.</p> <p>For the reasons given, in the absence of any other conflict with the development plan, and having regard to all other matters raised, I conclude that the appeal should be allowed.</p>
Mr Mackelden	Application of security film to ground-floor windows (Retrospective) (Application for Listed Building Consent) MONMOUTH HOUSE, ST THOMAS STREET, LYMINGTON SO41 9NA 17/11397	<p><b>Dismissed.</b> In the terms of the National Planning Policy Framework (Framework) the works cause 'less than substantial harm' to the significance of the listed building. However, as almost no public benefits have been put to me, they would not be enough to outweigh that harm. Moreover, there is insufficient clear and convincing justification to show why the works are necessary to conserve the significance of the listed building as a historic dwelling.</p> <p>Therefore, I consider that the works fail to preserve the special architectural interest of the listed building. They are also contrary to Policy CS3 of the New Forest District Council Core Strategy New Forest District outside the National Park and Policy DM1 of the New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management which reflect the thrust of the statutory duties with regard to listed buildings and conservation areas, and the Framework which aims for heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p>The outcome of this appeal decision engages</p>

		<p>the appellant's rights principally under Articles 1 and 8 of the Convention rights in Schedule 1 of the Human Rights Act 1998. However, those rights are qualified and my role in relation to this appeal is to ensure that any interference with those rights is in accordance with the law and is necessary in a democratic society, applying the principle of proportionality. My decision to dismiss the appeal could result in the appellant having to consider other means to enhance privacy and security at his home, but I take the view that in this case the failure to preserve the special architectural interest of the listed building is such that dismissal of the appeal is a necessary and proportional response. I shall therefore dismiss the appeal for the works.</p>
Mr Milton	<p>Display 1 non illuminated wall mounted sign (Application for Listed Building Consent) STANWELL HOUSE HOTEL, 14-15 HIGH STREET, LYMINGTON SO41 9AA 18/11112</p>	<p><b>Dismissed.</b> In the terms of the National Planning Policy Framework (Framework) the works cause 'less than substantial harm' to the listed building. However, the public benefits are not enough to outweigh that harm. Moreover, insufficient clear and convincing justification has been put to me to show why the works are necessary to conserve the significance of the listed building as a historic commercial building. 10. Therefore, I consider that the works fail to preserve the special architectural interest of the listed building, and that the sign harms amenity. They are contrary to Policy CS2 of the New Forest District Council Core Strategy New Forest District outside the National Park (CS) which seeks respect for context, CS Policy CS3 and Policy DM1 of the New Forest District Council Local Plan Part 2: Sites and Development Management which reflect the thrust of the statutory duties with regard to listed buildings and conservation areas, and the Framework which seeks to achieve well-designed places and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations, as well as advice in the SPG.</p>

**LISTED BUILDING CONSENT APPEAL DECISIONS**

<b>NAME</b>	<b>PROPOSAL</b>	<b>DECISION</b>
Mr Mackelden	Application of security film to ground-floor windows (Retrospective) (Application for Listed Building Consent) MONMOUTH HOUSE, ST THOMAS STREET, LYMINGTON SO41 9NA 17/11397	<p><b>Dismissed.</b> In the terms of the National Planning Policy Framework (Framework) the works cause 'less than substantial harm' to the significance of the listed building. However, as almost no public benefits have been put to me, they would not be enough to outweigh that harm. Moreover, there is insufficient clear and convincing justification to show why the works are necessary to conserve the significance of the listed building as a historic dwelling. Therefore, I consider that the works fail to preserve the special architectural interest of the listed building. They are also contrary to Policy CS3 of the New Forest District Council Core Strategy New Forest District outside the National Park and Policy DM1 of the New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management which reflect the thrust of the statutory duties with regard to listed buildings and conservation areas, and the Framework which aims for heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The outcome of this appeal decision engages the appellant's rights principally under Articles 1 and 8 of the Convention rights in Schedule 1 of the Human Rights Act 1998. However, those rights are qualified and my role in relation to this appeal is to ensure that any interference with those rights is in accordance with the law and is necessary in a democratic society, applying the principle of proportionality. My decision to dismiss the appeal could result in the appellant having to consider other means to enhance privacy and security at his home, but I take the view that in this case the failure to preserve the special architectural interest of the listed building is such that dismissal of the appeal is a necessary and proportional response. I shall therefore dismiss the appeal for the works.</p>
Mr Milton	Display 1 non illuminated wall mounted sign (Application for Listed Building Consent) STANWELL HOUSE HOTEL, 14-15 HIGH	<p><b>Dismissed.</b> In the terms of the National Planning Policy Framework (Framework) the works cause 'less than substantial harm' to the listed building. However, the public benefits are not enough to outweigh that harm. Moreover, insufficient clear and</p>

	STREET, LYMINGTON SO41 9AA 18/11112	convincing justification has been put to me to show why the works are necessary to conserve the significance of the listed building as a historic commercial building. 10. Therefore, I consider that the works fail to preserve the special architectural interest of the listed building, and that the sign harms amenity. They are contrary to Policy CS2 of the New Forest District Council Core Strategy New Forest District outside the National Park (CS) which seeks respect for context, CS Policy CS3 and Policy DM1 of the New Forest District Council Local Plan Part 2: Sites and Development Management which reflect the thrust of the statutory duties with regard to listed buildings and conservation areas, and the Framework which seeks to achieve well-designed places and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations, as well as advice in the SPG.
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**For further information contact Planning Administration, Appletree Court, Lyndhurst.  
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