

**PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 13
DECEMBER 2017**

UPDATES FOR COMMITTEE

7. **COMMITTEE UPDATES** (Pages 1 - 10)

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PLANNING DEVELOPMENT CONTROL COMMITTEE – 13 DECEMBER 2017

COMMITTEE UPDATES

Item 5 (b) - Downton Manor Farm, Christchurch Road, Downton, Milford on Sea (Application 17/11244)

A revised plan is attached.

Item 5 (c) - 4 Oak Road, Dibden Purlieu, Hythe (Application 17/11256)

Hampshire County Council Highways: No objection, no conditions.

The fence restricts available visibility but it is unlikely to have a severe highway safety issue due to the nature of the road and similar accesses in operation

Item 5 (d) - Knoll Farm House, North End, Damerham)Application 17/11276)

Clarification of floorspace changes as a result of the proposal: (para 12.6 and 12.7)

1982 original floorspace

318 sq. m.

This included the garage and kitchen as they were all linked.

The 30% increase floorspace allowance was 94 sq. m

1983 extension

Net increase of 54 sq. m {Extension = 134 sq. m – 80 sq m as the kitchen was demolished and as the garage was no longer linked its floorspace was no longer included in the calculation}

2015 conservatory

Increase of 30 sq metres

TOTAL floorspace (existing now)

402 sq. m (net +84 sq. m on original =26.4% increase of original)

2017 currently proposed

Proposed extension =102 sq m.

Increase over original floorspace of 186 sq m = 58.5% increase of original

Garage/store now linked again which adds another 54 sq. m

TOTAL increase over original= 240 sq. m {186+54}

TOTAL PROPOSED FLOORSPACE = 558 sq. m (318+186+54]. This is a 75.5% increase over the original floorspace.

A revised plan is attached.

Item 5(f) - Damerham Baptist Church, Lower Daggons Lane, South End, Damerham (Application 17/11283)

The following new paragraph in relation to housing need in the District is added to the assessment as paragraph 14.21, with the following paragraphs renumbered accordingly:

14.21 The level of housing need in the District is sufficiently above the level of housing supply to know that a five year supply of housing land is currently unavailable. This situation will be addressed through the emerging local plan, but until the new Local Plan is adopted, paragraph 14 of the NPPF advises that planning permission for housing development should normally be granted unless any planning harm identified would "*significantly and demonstrably outweigh the benefits*". This is known as the 'tilted balance' in favour of sustainable development. In this case, it is considered that the adverse impacts of development set out above significantly and demonstrably outweigh the benefits and therefore the tilted balance in favour of granting permission does not apply.

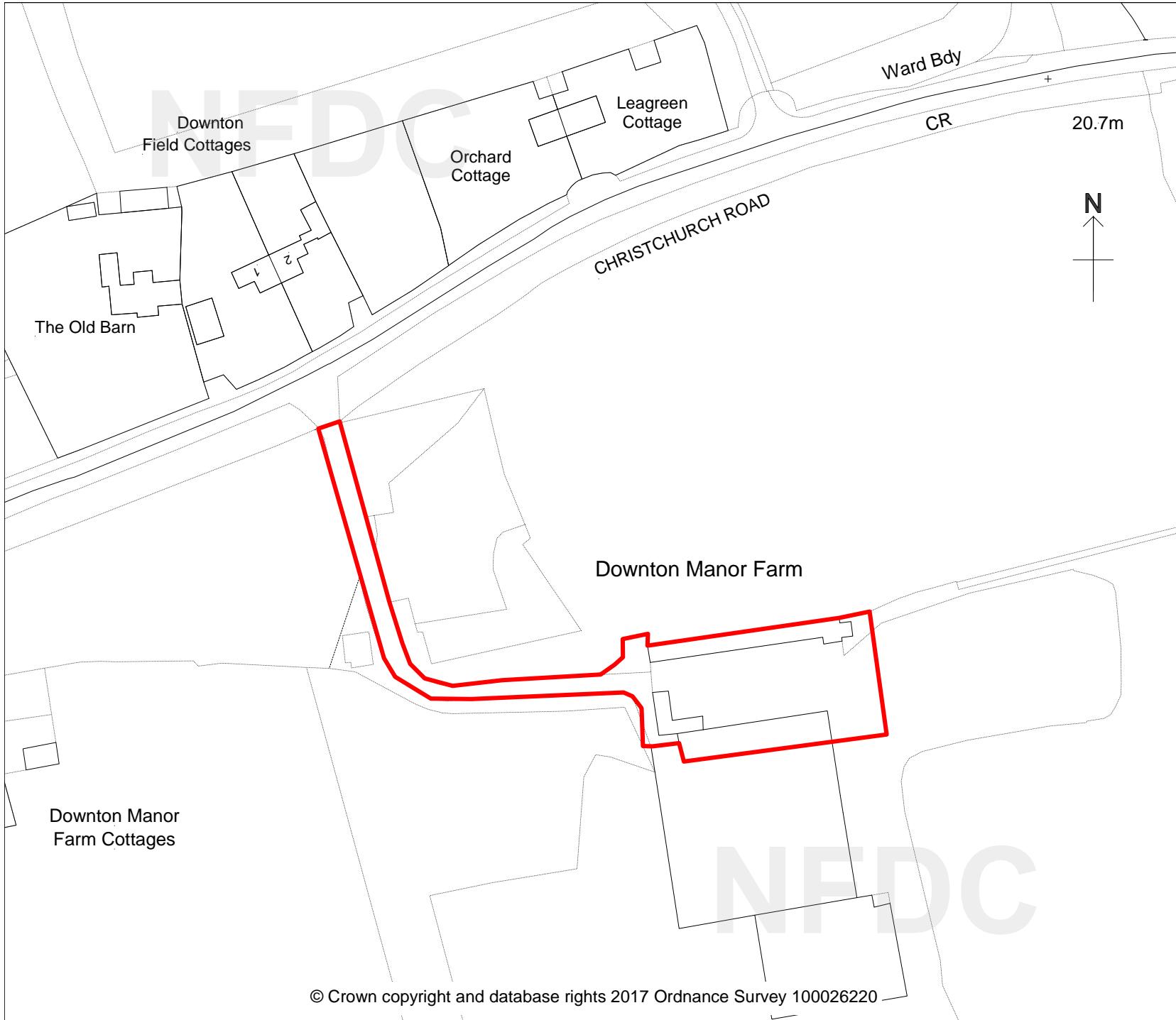
A revised plan is attached.

Item 5(j) - Land adjacent Broadmead Trees Farm, Broadmead, Sway, Hordle (Application 17/11352)

The Countryside Access Support Officer at Hampshire County Council (Public Rights of Way) has now withdrawn their previous objection to the application and states that a private right of access to the property may exist and that the Applicant should contact their office to agree any surface changes or repairs to the public right of way.

Hampshire County Council Highways Engineer has considered further information submitted by the applicant and recommends no objection to the proposals.

A revised plan is attached



New Forest
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**Planning Development
Control Committee**
December 2017

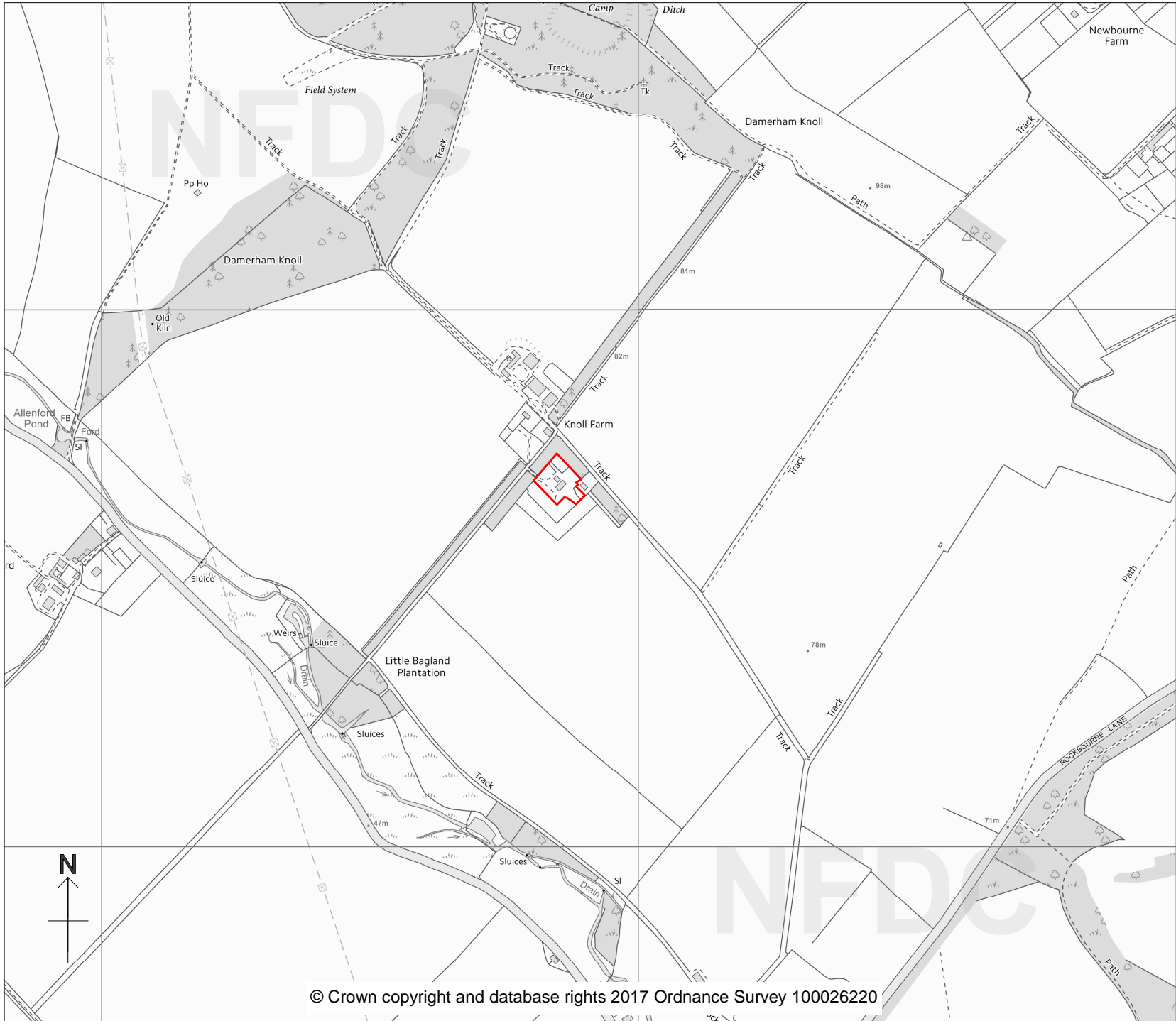
Item No: 5b

Downton Manor Farm
Christchurch Road
Downton Milford on Sea
17/11244
SZ2793

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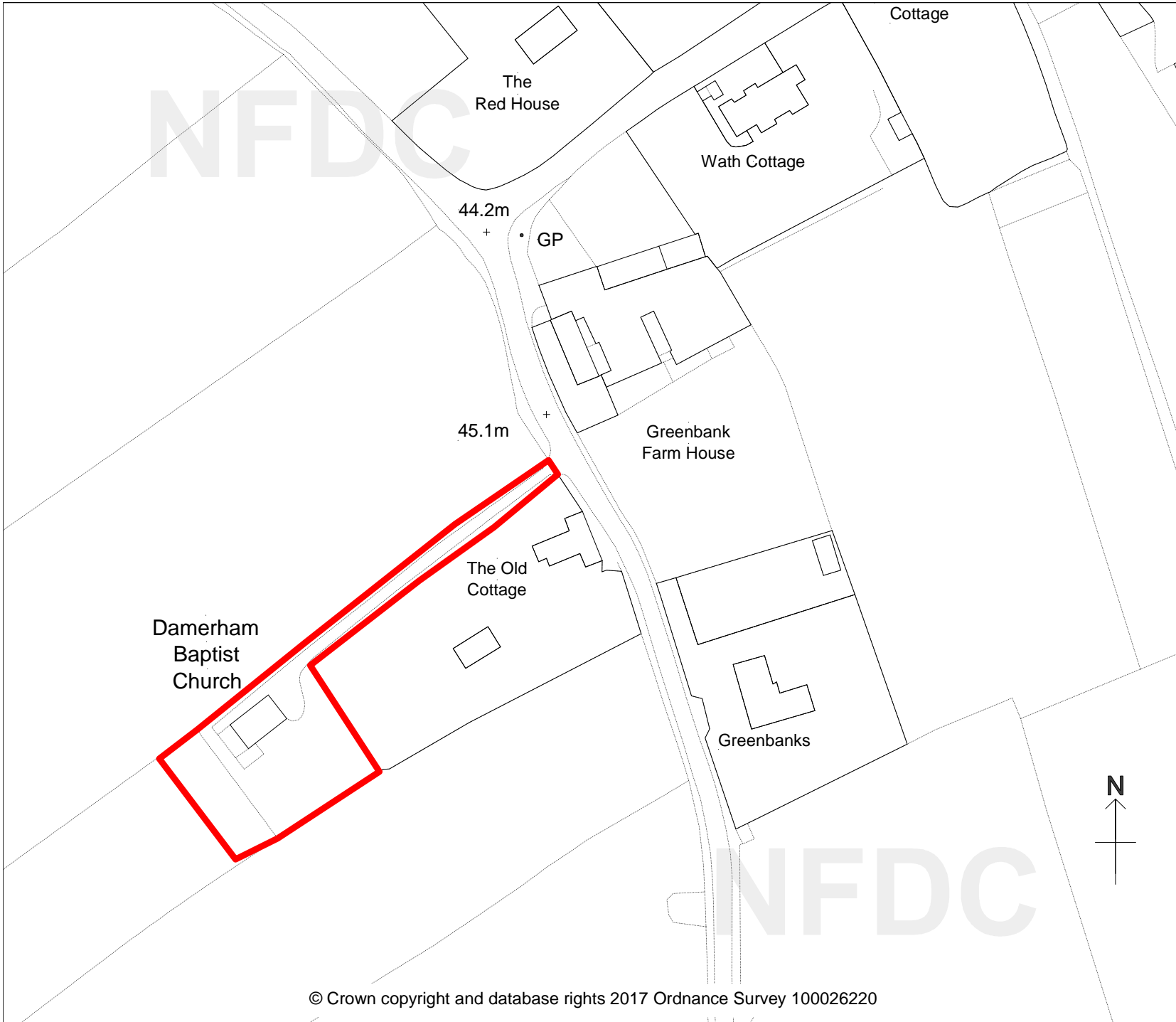
Item No: 5d

Knoll Farm House
 North End
 Damerham
 17/11276
 SU 0917

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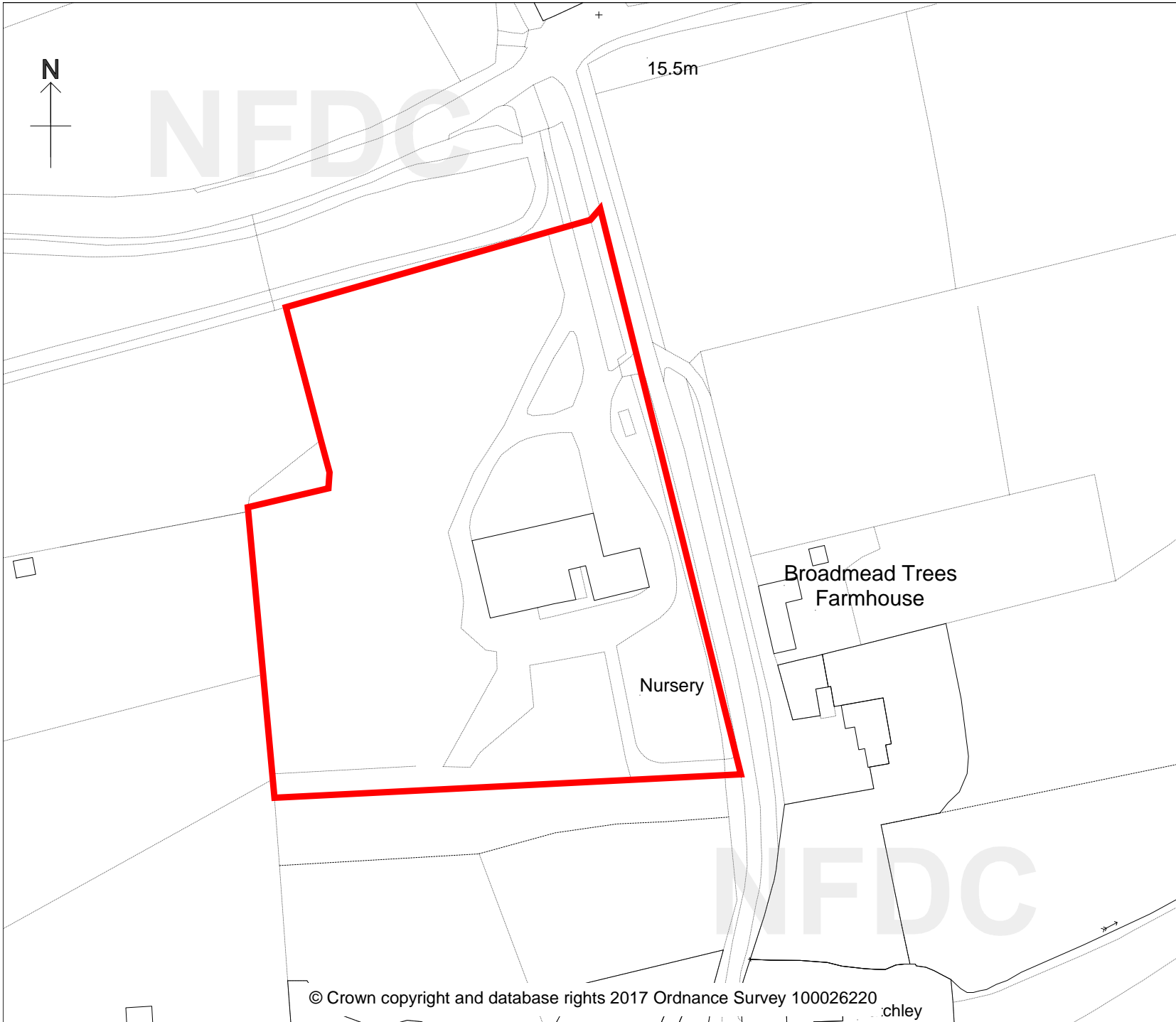
Item No: 5f

Damerham Baptist Church
South End
Damerham
17/11283
SU1015

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Item No: 5j

Land adj.
Broadmead Trees Farm
Broadmead Sway
17/11352
SZ2995

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