

Application Number: 16/11097 Full Planning Permission

Site: MARTIN CLUB, MARTIN ROAD, MARTIN SP6 3LR

Development: House and garage; clubhouse; parking; landscaping; bin stores;
demolition of existing club house and flat

Applicant: Martin Club LTD

Target Date: 11/10/2016

Extension Date: 14/04/2017

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Policy

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Area of Outstanding Natural Beauty
Countryside outside the New Forest

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

- 1. Special qualities, local distinctiveness and a high quality living environment
- 3. Housing
- 7. The countryside

Policies

Core Strategy

- CS1: Sustainable development principles
- CS2: Design quality
- CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
- CS8: Community services and infrastructure
- CS10: The spatial strategy
- CS24: Transport considerations

Local Plan Part 2 Sites and Development Management Development Plan Document

- DM20: Residential development in the countryside
- DM23: Shops, services and community facilities in rural areas
- DM24: Loss of rural employment sites, shops, public houses and community facilities

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - Parking Standards

6 RELEVANT PLANNING HISTORY

There have been many applications in the past for extensions and additions to the club. The two most relevant previous applications are:

6.1 Single storey extension and conversion of part of building to create two holiday let flats (10177) Granted with conditions on the 9th May 2014.

6.2 Ground floor addition to club and staff accommodation and extension to car park (61810) Granted with conditions on the 10th September 1997

7 PARISH / TOWN COUNCIL COMMENTS

Martin Parish Council: support.

Once built, the house should be restricted to 3 bed. A planning condition will need to be imposed to ensure that the first floor of the club is implemented in accordance with the approved plans. A planning condition will need to be implemented to ensure that the club house is built and made available prior to occupation of the dwelling.

8 COUNCILLOR COMMENTS

Cllr E Heron: withdraws previous objection to this application in the light of comments made by the Council's Valuer and the important role that Martin Club plays in the community. Suggests a condition to prevent occupation of the dwelling before the clubhouse is complete and available for community uses.

9 CONSULTEE COMMENTS

9.1 Hampshire County Council Highway Engineer: No objection subject to condition

9.2 Estates and Valuation: The information submitted is acceptable in setting out the financial issues, namely the cost to build the new club house and the sale price/ valuation of part of the land for a dwelling.

9.3 Southern Gas: Our records show that we have no gas mains in the area

9.4 Cranborne Chase Area of Outstanding Natural Beauty: These comments relate to the initial submission and no further comments have been received in relation to the amendments. The proposal appears to be a logical way for the community to sustain its club in a changing social and economic environment. Nevertheless in an Area of Outstanding Natural Beauty conserving and enhancing that natural Beauty has to be taken into account. Consideration should be given to landscaping and whether

adequate car parking is provided. Moreover whether there are sufficient safeguards to ensure that the club would remain as a community facility rather than a completely private venture that might draw additional traffic from outside of the community and hence lead to a loss of night time tranquility over an extended area.

10 REPRESENTATIONS RECEIVED

- 10.1 14 letters of support. The club is no longer viable on a day to day basis and is expensive to maintain. The smaller club house proposed would serve the needs of the village which are not met by the larger buildings of the village and church. The building is an eyesore and dated. The proposed design is appropriate and in keeping. Club membership has dropped and the proposal will give hope for the future. Comments are made that the proposed house is too big and 2 smaller houses would be preferred. Also two previous objections are withdrawn.
- 10.2 3 letters of objections concerned that the proposal is contrary to policy. Concern over the loss of a community asset. The proposed smaller club building would not fulfil all the needs that the current club building does, in particular the large separate function room. The proposed club house is too small. There are no other venues in the village which can accommodate the current number of people. No evidence has been presented in the application of lack of demand for this area for other uses such as conversion to holiday let use. Concerns with the proposal to replace a small flat with a large 5 bedroom dwelling, which is contrary to policy. The proposed dwelling is too large and out of keeping and should be replaced with possibly two smaller dwellings. Concerns that the budget may run out and new clubhouse not completed, loss of club assets and lack of a business model.
- 10.3 One letter has been received commenting that this original objection is withdrawn, concerned at loss of available function room, two semi-detached affordable homes would be preferable.

11 CRIME & DISORDER IMPLICATIONS

No relevant considerations

12 LOCAL FINANCE CONSIDERATIONS

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Based on the information provided at the time of this report this development has a CIL liability of £12,326.16.

Tables setting out all contributions are at the end of this report.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

The application as originally submitted was not acceptable and negotiations have taken place between the applicant agent and officers to resolve the design and layout issues. Amended plans have now been received and address the issues and the layout and design is more appropriate in this sensitive rural location.

14 ASSESSMENT

14.1 The site and location

- 14.1.1 The site comprises an existing low rise single storey building, known as Martin Club, which is located at the far end of the village of Martin, within the Area of Outstanding Natural Beauty. The site lies just outside the Conservation Area. The building is used as a social club for the village of Martin, predominately for private members and is listed as an Asset of Community Value. Part of the building also contains a one bedroom residential flat. The internal layout of the building comprises a number of separate rooms including function room, pool and snooker room, bar, with the rest of the building used for ancillary purposes such as kitchen, offices and store rooms.
- 14.1.2 Some of the events that take place at Martin Club include dances, bingo, quizzes, weddings, wakes, local groups, children's parties and seasonal parties. The building is set back from the road and there is a large area of hard standing to the front of the building and an area of car parking to the side with grassed areas beyond.
- 14.1.3 Martin Club is a simple brick building under a pitched roof which runs parallel to the road. There are a number of unfortunate extensions added to the building to the side and rear which do not positively

contribute to the character of the existing building or character of the area. Equally the large areas of hard surfacing to the front and side of the building have a negative impact on the street.

14.1.4 The context of the surrounding area is rural with open fields to the south and west. The site occupies an important and prominent position in the street being one of the first buildings when arriving from the north. Immediately adjacent to the building is a dwelling house known as 'Honey Pound'. To the north is an agricultural enterprise with some farm buildings.

14.2 The proposal

14.2.1 This planning application proposes to demolish all existing buildings on the site and to replace them with a clubhouse and detached dwelling with garage set within their own curtilages. Essentially, the proposal seeks to replace the existing residential flat with a detached 3 bedroom dwelling and to replace the existing club house with a new club building with a smaller footprint. The proposed dwelling would be sited to the east, adjacent to the residential property known as 'Honey Pound' and the proposed club house would be sited to the west. The proposed site would be subdivided evenly with the private club receiving an equal plot size. Visually the proposed dwelling has been designed as a traditional cottage with its ridge line running parallel to the road including chimneys porches and traditional window fenestration. The proposed private club has been designed as a traditional barn building constructed from timber cladding with first floor accommodation provided within the roofspace.

14.2.2 The applicants claim that the proposed club house would be on a scale that is more appropriate for today's needs, in order to sustain its long term future. The funding for the build of the new clubhouse would effectively be through the sale of part of the plot for the new dwelling. It is proposed that the programme of work be phased to ensure availability of club facilities throughout the process. Phase 1 would involve demolition of the north end of the club whilst retaining the lounge bar and facilities, followed by construction of the new club building. Phase 2, once the new club building is in use, involves the clearance of the remainder of the site and construction of the dwelling for sale. The purpose of this phasing is to ensure that the community facility remains in use throughout the building process. The application has been accompanied by a viability appraisal which sets out the build cost and land values to demonstrate that a dwelling of this size is justified in policy terms and this matter is assessed in greater detail below.

14.2.3 The supporting statement accompanying the application states that the private members club (which can also be used by the public) provides a venue for regular events such as quizzes and bingo and the club offers its facilities for hire for weddings, wakes, local groups, societies and children's parties. It is a very large space and is capable of seating 150 people but the internal layout of the building is arranged into a number of rooms. Since the closure of the Coote Arms some 18 years ago it is Martins only licenced premises. It is claimed that the bar is well used, but the function room and the snooker room are not used frequently.

14.2.4 It is claimed that the club is in financial difficulty, and the membership has fallen in the last year from just short of 200 to approximately 120. The financial situation of the club makes it sensitive to any capital costs for repairing and maintaining its existing building. The existing residential flat does contribute to the income of the club, which equates to around £500 per month. The bar is for the most part staffed voluntarily as there are no funds to pay staff full time. Martin Club Committee has been reviewing ideas to improve the clubs income including a successful musical festival, clay pigeon shoots, theme parties and other events, which have helped the club to a degree but have not managed to accumulate funds to carry out any capital repairs. The major asset of the club is the building and grounds. However, Martin Club have come to the view that the best option would be to move the club into a smaller new purpose built building with a smaller floor area which will be more energy efficient with no major repairs for the foreseeable future. The size of the proposed building is designed to accommodate parties of up to 75 people which can cover 97% of the activities held presently at the club.

14.3 Policy

14.3.1 The starting position is to consider policy. There are several policies that are applicable in this case. In addition, the site lies within the Area of Outstanding Natural Beauty and countryside where there is additional restraint where it is important to preserve the landscape qualities of the area.

14.3.2 Starting with the issue of the potential loss of the existing community facility, Core Strategy Policy CS8 relates to community facilities and the general objective of the policy is to seek to support community uses. There is also a presumption against the loss of community facilities. The policy seeks to resist the loss of community facilities unless alternative equivalent provision is secured as part of the development proposal, and the proposed development use would provide greater community benefits for which there is a recognised local need. Local Plan Policy DM24 also relates to the loss of rural community facilities except where alternative equivalent provision is secured as part of the development proposal; or the proposed development use would provide greater community benefits, for which there is a recognised local need.

14.3.3 Martin Club is listed as an Asset of Community Value made pursuant to the Community Right to Bid, arising out of the Localism Act 2011 ("the Act"). Under the Act it states that the current and main use of the property furthers the social well-being or cultural, recreational or sporting interests of the local community and that it is likely to continue to do so in the future. Club facilities are available for use by members and anyone living within the village is eligible to become a member. For the purposes of planning, an Asset of Community Value is a material planning consideration.

14.3.4 The proposal would not result in the loss of a community facility, but it would result in a building which would have a smaller floor area. The internal floor area of the existing club (not including existing flat) equates to approximately 440 square metres and the new building would equate to approximately 237 square metres. However, it should be noted that the proposed building comprises a single large open

plan room on the ground floor with only a bar, kitchen and toilets, whereas the existing building has a number of separate rooms including storerooms, corridors and offices. Basically, the actual existing floor area of the public function and bar rooms is much less and can arguably be considered around 350 square metres which is not significantly more than what the proposed building would provide.

- 14.3.5 In assessing the proposal against policy and the potential loss of a community asset, it is considered that the proposed new club house would provide a reasonably sized internal layout that will allow space for seating and on the upper floor, there would be space available for meetings and a snooker room. The proposed open plan layout of the building would offer an attractive space for functions and activities that currently take place within the existing building, but could be carried out in a more efficient manner. There is an additional benefit in this current proposal with the provision of a large rear garden area and space for outside seating with views onto Martin Down which people can use and enjoy. There is also space for the building to be enlarged or expanded in the future. Overall it is considered that the proposal would not result in the loss of a community facility and the proposal would provide a more modern, updated and attractive facility for the community.
- 14.3.6 In relation to the second policy issue, which is whether it is acceptable to replace a residential flat with a two storey dwelling, Local Plan Part 2 Policy DM20 is relevant. The policy relates to residential development in the countryside and states that residential development in the countryside will only be permitted where it is the replacement of an existing dwelling, affordable housing, or an agricultural workers dwelling. In all cases, development should be of an appropriate design, scale and appearance in keeping with the rural character of the area. Replacement dwellings should not normally provide for an increase in floor space of more than 30%.
- 14.3.7 The proposal to replace the existing flat with a dwelling would effectively be akin to a replacement dwelling, however, it would result in a dwelling which is more than twice the size of the existing flat and set within its own residential curtilage. The existing residential flat has a floor area measuring some 78 square metres whereas the dwelling would measure 180 square metres. Accordingly the proposal would create a dwelling materially larger than the existing flat. Such a proposal is clearly contrary to policy, which seeks to limit the size and scale of replacement dwellings so as to avoid erosion and harmful visual impact on the countryside's character.
- 14.3.8 The main issue is whether there are any material considerations which would justify an exception in this case. One consideration is whether the proposed development would provide visual, landscape and environmental benefits. The second consideration is whether the case made on viability grounds justifies a dwelling of this size in order to fund a new club house.
- 14.3.9 Visually, it is considered that the proposal would be an improvement. Due weight should also be given to the fact that the proposed club house building would have a smaller footprint and the overall coverage of new buildings on the site would be less than existing. While the proposed buildings would be taller, there would be considerably more open space to the side and rear of the site creating a more spacious

setting for the buildings. A new hedgerow would be provided to the front of the site which would be a positive feature. Moreover, the proposed club house is designed to appear as a traditional barn and the dwelling has the appearance of a traditional cottage which would be complimentary and contextually appropriate in Martin. Overall the proposal would provide significant environmental and landscape benefits.

- 14.3.10 In terms of the submitted viability appraisal, this essentially sets out the build costs and the sale price of the plot of land for the dwelling, and proceeds would go towards building the new clubhouse. The information that supports the application states that the cost of building the new club house is approximately £222,000. An independent valuation was also carried out for the sale price of the plot of land for the dwelling which equates to approximately £225,000. This would effectively mean that the sale price for the dwelling plot would cover the cost of building the new club house.
- 14.3.11 The Council's Valuer has assessed this issue and confirms the information is acceptable and gives an acceptable steer on the likely proceeds from the sale of the single building plot at a sum in the region of £225,000. In addition, the information in relation to the construction costs for the new club house is acceptable, which total £222,000. The Council's Valuer concludes that in financial terms, the two elements of the proposal are now in balance, and that neither part will be implemented without the other.
- 14.3.12 Accordingly, in balancing out the issues, the proposal would not only provide environmental, visual and landscape improvements to the site, but the financial information justifies a dwelling and garage of the size proposed.

14.4 Other matters

- 14.4.1 In relation to other matters, the proposed development would not impact upon residential amenity. The proposed dwelling is situated a sufficient distance away from the adjacent dwelling at Honey Pound and there is a gap of at least 14 metres between the two properties. Moreover no windows are proposed in the side elevation facing Honey Pound. The proposed use of the club building could generate noise and disturbance that would be unneighbourly. However consideration should be given to the fact that there is an existing club house on the site and the proposal is to create a smaller building. Nevertheless the proposed building has been designed so that the main windows and openings are facing the side elevation and onto the car park.
- 14.4.2 In terms of public highway safety matters Martin Lane is classified as a C road and has a speed limit of 30 mph in the vicinity of the site. The proposed layout will provide sufficient on site car parking for the proposed club house and dwelling and turning facilities to enable vehicles to leave the site in a forward gear. As a result, no highway concerns are raised.
- 14.4.3 Comments have been made that two smaller affordable housing units would be more beneficial to the area, than a large single dwelling. However, the proposal submitted is for a single dwelling which is supported by a viability appraisal and an assessment cannot be made on other alternative schemes.

14.5 Conclusion

14.5.1 In conclusion and in balancing out all the issues, it is considered that there are clear visual, landscape and environmental benefits in favour of permitting the proposed development against the local plan policies that seek to restrict size of replacement dwellings in the countryside. The proposed development would result in a very positive visual and environmental benefit as well as retaining a community facility on the site. There are no amenity, highway or other issues that would arise from the development and overall there are considerable benefits. A planning condition will need to be imposed to ensure that the first floor of the club house is implemented in accordance with the approved plans. In addition a planning condition will need to be imposed which ensures that the club house is built and made available for use prior to the occupation of the dwelling.

14.5.2 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

CIL Summary Table

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	187.94	47.87	140.07	140.07	£80/sqm	£12,326.16 *
Subtotal:	£12,326.16					
Relief:	£0.00					
Total Payable:	£12,326.16					

* The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the All-in Tender Index Price published by the Build Cost Information Service (BICS) and is:

$Net\ additional\ new\ build\ floor\ space\ (A) \times CIL\ Rate\ (R) \times Inflation\ Index\ (I)$

Where:

A = the net area of floor space chargeable in square metres after deducting any existing floor space and any demolitions, where appropriate.

R = the levy rate as set in the Charging Schedule

I = All-in tender price index of construction costs in the year planning permission was granted, divided by the All-in tender price index for the year the Charging Schedule took effect. For 2017 this value is 1.1

15. RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans: MC07 -Garage elevations/floor plan, MC03C- Site layout plan, MC03A Clubhouse elevations/floor plan, MC03A -Dwelling elevations/floor plan

Reason: To ensure satisfactory provision of the development.

3. Before development commences, the following details shall be submitted to and approved by the Local Planning Authority:
 - 1) the external facing materials for the dwelling, garage and club house
 - 2) the details of windows, glazing and doors to be installed in the dwelling and club house
The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

5. The development hereby permitted shall not be occupied until the spaces shown on plan MC03 Rev C for the parking and garaging of motor vehicles have been provided. The spaces shown on plan MC03 Rev C for the parking and garaging of motor vehicles shall be retained and kept available for the parking and garaging of motor vehicles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DM20 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

7. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework.

Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method.

In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations. The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS6 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

8. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :
- (a) the existing trees and shrubs which have been agreed to be retained;
 - (b) a specification for new planting (species, size, spacing and location);

- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way within this sensitive rural location to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

9. All external works (hard and soft landscape) as approved in condition 8 shall be carried out in accordance with the approved plans and details within one year of commencement of development and maintained thereafter as built and subject to changes or additions (including signage) only if and as agreed in writing with the Local Planning Authority.

Reason: To ensure the achievement and long term retention of an appropriate quality of development and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

10. No development shall start on site until plans and particulars showing details of the provisions of cycle storage within the site have been submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

11. No activity shall take place within the building identified as 'new club house' hereby approved in connection with the approved uses other than between the hours of 9:00am and 11:30pm Mondays to Saturdays and between the hours of 9:00am and 9:00pm on Sundays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

12. The club house building hereby approved shall be implemented and made available for community use in its entirety as shown under Drawing No MCO3 Rev A prior to the occupation of the dwelling hereby approved.

Reason: The site comprises an asset of Community Value where there is a presumption against the loss of community facilities and accordingly, it will be reasonable to ensure that the community building is built and made available prior to the occupation of the dwelling in accordance with Policy CS8 of the Local Plan for the New Forest outside of the National Park (Core Strategy) and Policy DM24 of the Local Plan Part 2 and the New Forest District.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

The application originally submitted were not acceptable and negotiations have taken place between the applicant agent and officers to resolve the design and layout issues. Amended plans have now been received and address the issues and the layout and design is more appropriate in this sensitive rural location.

2. This decision relates to amended / additional plans received by the Local Planning Authority on the 16th December 2016 and the 28th February 2017.

Further Information:

Major Team

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New Forest DISTRICT COUNCIL

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**Planning Development
Control Committee
April 2017**

Item No: 3b
Martin Club
Martin Road
Martin
16/11097
SU0620

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

