

## BURLEY PARISH COUNCIL

The usual monthly meeting of Burley Parish Council (BPC) did not take place this August (as is customary). However, a special separate Planning Committee Meeting was held on Wednesday 15<sup>th</sup> August 2018 at 9.30 a.m. in Myrtle Hall in view of the unusually high number of recent decisions & new planning applications.

PRESENT Cllr Clarke (Chairman of the Planning Committee), Cllr Martin and Cllr Kendall.

PLANNING Decisions communicated by the New Forest National Park Authority (NFNPA) since the last full BPC meeting on 11<sup>th</sup> July: -

<b>Address</b>	<b>Proposal</b>	<b>BPC Recommendation</b>	<b>NFNPA Decision</b>
Burley Stores, Ringwood Road	Two storey extension	R5 – NPOs to decide	Refused
Marl House, Burley Street	One & two storey extensions; dormer window; porch (demolition of conservatory)	R5 – NPOs to decide	Withdrawn
Sandy Shoot Cottage, 20, Honey Lane	Replacement stable block , hardstanding; post & rail fencing; demolition of existing stables, haybarn & shelter	R1 – Permission	Refused
The Beeches, Forest Road	Roof alterations to existing garage	R5 – NPOs to decide	Granted
Nelrose, Pound Lane	Retention of Summerhouse	R5 – NPOs to decide	Granted
Wayside, 27 Garden Road	Single storey infill extension	R5 – NPOs to decide	Granted

The **Appeal** against **Refusal of Planning Application** by NFNPA for a *New Dwelling; Demolition of 4 agricultural buildings on Land of Manor Farm, off Forest Road* was **Dismissed** by a Planning Inspector on 24<sup>th</sup> July 2018 after the consideration of Written Representations.

Villagers will no doubt recall that the original Planning Application on this site (proposing an ‘outstanding’ new dwelling in the ‘Palladian’ style by virtue of Para 55 of the National Planning Policy Framework) was Refused on Appeal in June 2016. This subsequent application No.17/00545 (based on the same Para 55 grounds of exemption from local Planning Policy restrictions but designed around an ‘A-frame’ style of structure) was considered at length by a further well-attended BPC public planning meeting on 9<sup>th</sup> August 2017 and again Refused by NFNPA on 6<sup>th</sup> September 2017.

The Planning Inspector’s Report indicates she had little difficulty in quickly arriving at the same conclusion as Burley villagers, BPC and the NFNPA.

The **Appeal** against an **Enforcement Notice** served by NFNPA upon the owners of **Meadow View Cottage (formerly ‘Torbay’), Pound Lane** was **Allowed and the Notice Quashed** by another Planning Inspector on 19<sup>th</sup> July 2018 (with partial award of costs to the appellants). This was on the basis that such a structure came within the *Permitted development rights for householders* prescribed by the General Permitted Development Order 2015 under the Town & Country Planning Acts i.e. a form of residential development for which Planning Permission is not required.

It concerned the construction without specific permission of a 3-sided, single storey structure some 29cm (11.4 ins) behind the existing house and not attached to it. This was termed a ‘Garden Room’ by the appellants and as a ‘Conservatory’ by the Planning Authority.

The Inspector commented that: “Whilst a casual observer might perceive the garden room as an extension to the dwelling and not as a free-standing structure, this does not outweigh the fact that the structure is not physically ‘attached’ to the extension, albeit that it is adjacent to it.”

Villagers are reminded that the details of such planning cases (including full transcripts of the Inspectors' reports) may be viewed by entering the case number or relevant address on the enquiry section of the Planning pages of the NFNPA's Website.

Applications considered at BPC Meeting on 15<sup>th</sup> August: -

<b>Address</b>	<b>Proposal</b>	<b>BPC Recommendation</b>
Burley Yard, Land adjacent to Burley Depot, Lyndhurst Road	Use of building as base for PEDALL NF incl. Cycling for storage & maintenance of adapted cycles incl. siting of disabled WC pod	R1 – Permission
1 Rubbles Edge, Castle Hill Lane	Summerhouse; removal of existing shed	R5 – NPOs to decide
Paddock House, Bisterne Close	Outbuilding, creation of access; 2m. high entrance gate; post & rail fence with 1.5 m. high gate; associated landscaping (demolition of existing outbuilding)	R5 – NPOs to decide
Paddock House, Bisterne Close	Swimming Pool	R5 – NPOs to decide
Randalls Farm / Oak Bank, Randalls Lane	2 No. Dwellings; 2 No. outbuildings; alterations to existing access; new brick walls & fencing; associated landscaping (Demolition of existing 2 No. dwellings and out buildings)	R5 – NPOs to decide
Fallow Fields, Lyndhurst Road	Studio/Pool House	R2 – Refusal

**LITTER PICK** A reminder that Sunday 7<sup>th</sup> October will be the date of the BPC Autumn Litter Pick; starting at 2.30pm outside Burley Primary School. All are welcome to help us keep Burley clean & beautiful after a long & very busy summer.

**NEXT FULL MONTHLY MEETING** to be held on Wednesday, 12th September 2018 6.30pm in the Myrtle Hall.

Robert Clarke