

## Briefing for discussion

Planning Application No: 21/11573

# NEW FOREST DISTRICT COUNCIL DEVELOPMENT CONTROL PARISH AND TOWN COUNCIL CONSULTATION BRIEFING KEY ISSUES ON PLANNING APPLICATION

**PARISH:** Hyde

**PARISH CONSULTATION EXPIRES:** 31/12/2021

**APPLICATION NUMBER:** 21/11573

**ADDRESS:** Coles Yard, Stuckton Road, Stuckton, Hyde SP6 2HE

**PROPOSAL:** Use of the existing building and alterations to form 9 No. Dwellings;  
associated parking and landscaping

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The purpose of this report is to identify the material planning considerations in this case. More details of what are valid planning considerations can be obtained from our website [www.newforest.gov.uk/planning](http://www.newforest.gov.uk/planning)

## 1. Development Plan Policies and Constraints

### Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

Policy STR6: Sustainable economic growth

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Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy HOU1: Housing type, size, tenure and choice

Policy HOU5: Rural Housing Exception Sites and Community Led Housing Schemes

Policy IMPL2: Development standards

Policy CCC1: Safe and healthy communities

Policy CCC2: Safe and sustainable travel

Policy ECON2: Retention of employment sites and consideration of alternative uses

### Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

DM1: Heritage and Conservation

DM20: Residential development in the countryside

## **Supplementary Planning Guidance And Documents**

SPD - Mitigation Strategy for European Sites  
SPD - Parking Standards  
SPG - Residential Design Guide for Rural Areas

## **Relevant Legislation**

Section 72 General duty as respects conservation areas in exercise of planning functions  
Planning (Listed Buildings and Conservation Areas) Act 1990

## **Relevant Advice**

National Planning Policy Framework

## **Constraints**

NFSFRA Surface Water  
NFSFRA Fluvial  
Avon Catchment Area  
SSSI IRZ All Consultations  
Aerodrome Safeguarding Zone  
Article 4 Direction  
Meteorological Safeguarding  
Small Sewage Discharge Risk Zone - RED  
Plan Area  
Flood Zone  
Planning Agreement

## **Plan Policy Designations**

Countryside

## **2. Relevant Site History**

Proposal	Decision Date	Decision Description	Status	Appeal Description
16/10736 Use as 7 residential units (Lawful Development Certificate that permission is not required for proposal)	16/09/2016	Was Not Lawful	Appeal Decided	Appeal Dismissed
11/97198 Office, business, storage units; carparking; demolition of existing; Class B1 and B8	08/02/2012	Granted Subject to Conditions	Decided	
09/94776 1 block of office/business/storage units (Outline	29/10/2010	Granted Subject to Conditions	Decided	

application with  
all matters  
reserved)

### **3. Matters to consider**

Following a desk-based assessment, the matters to consider are:

- Planning history of the site;
- Impact on residential amenity of adjacent neighbouring properties and on site, in respect of light, visual intrusion and privacy;
- Creating healthy and safe communities through good design;
- Impact on the character and appearance of the area, including: Conservation area/ heritage assets/countryside landscape and character;
- Impact on provision of employment floorspace;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **31 December 2021** TO ENSURE THEY ARE TAKEN INTO ACCOUNT. COMMENTS ARE BEST MADE ONLINE.

#### **Parish and Town Councils:**

**In your response on this planning application, please use the following codes;**

PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR2: We recommend REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR3: We recommend PERMISSION, for the reasons listed below.

PAR4: We recommend REFUSAL, for the reasons listed.

PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.