



Mrs L Jackson  
Jackson Planning Ltd  
Fox Barn  
Hatchet Hill  
Lower Chute  
Andover, Hampshire  
SP11 9DU

Application Number: **16/00846**

20 March 2017

## **TOWN AND COUNTRY PLANNING ACT 1990**

Applicant: Mr G W Meyrick, Christchurch Environmental Management Ltd

Date of Application: 07 October 2016

**THE NEW FOREST NATIONAL PARK AUTHORITY** as the Local Planning Authority  
**GRANTS PLANNING PERMISSION SUBJECT TO CONDITIONS** for the following development:

**Development**      **Change of Use of land to use as informal open air recreation space including (but not limited to) use as suitable alternative greenspace (SANG); creation of pond; dipping platform; drainage; fencing; gates; information board; benches.**

**Site**                      **Land Of Roeshot(Rear Of Cat And Fiddle Pyo), Hampshire**

This decision has been taken in respect of the following plans:

Drwgs: CS:613.05 REV A, D2394\_L.100, D2394\_L.112 Rev 00, D2394\_L.370 Rev 01, D2394\_L.372 Rev 01, D2394\_L.373 Rev 01, D2394\_L.400, D2394\_L.401, D2394\_L.402, D2394\_L.404, D2394\_L.364 Rev 01, D2394\_L.365 Rev 0-1, D2394\_L.366 Rev 0-1, D2394\_L.367 Rev 01, D2394\_L.368 Rev 0-1, D2394\_L.369 Rev 01, D2394\_L.380 Rev 01, D2394\_L.381 Rev 01

### **Subject to the following 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. No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park 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 (including the physical restrictions to prevent car parking and the 'dipping platform');
  - (e) a method and programme for its implementation;
  - (f) details of the mechanisms to provide ongoing management and maintenance of the SANG; including proposals for resourcing this mechanism.

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

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

4. Prior to commencement of development full details of biodiversity mitigation, compensation and enhancement to achieve net biodiversity gain and in accordance with the principles of BS 42020 shall be submitted to and approved in writing by the Local Planning Authority. In particular measures for Southern damsel fly and farmland birds of conservation concern should be addressed, on-site and via off-site compensation areas, as well as demonstration of mitigation for impacts on Burton Common SSSI.

To ensure that the development takes place in an appropriate way and to enhance opportunities for biodiversity in accordance with in accordance with Policy CP2 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

**Notes to applicant:**

1. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, Orders or Regulations made under such Acts.

Date: 20 March 2017



Steve Avery  
Executive Director (Strategy & Planning)

## NOTES TO APPLICANTS / AGENTS

### Fees for discharge of planning conditions

- The fee chargeable in relation to submissions for any consent, agreement or approval required by a planning condition is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions you are seeking approval for.**
- A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents.
- You may wish to use the standard form to accompany your submission or set out your requests in writing clearly identifying the relevant planning application and condition(s) which you seek approval for.

### Non Material Amendments

- Central Government has introduced a new application form for the submission of Non Material Amendments to approved plans. From 1 October 2009 all submissions must be on the correct application form. (Forms & guidance notes are available on the Authority's website [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)).
- The fee chargeable is £195 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

**New Forest National Park Authority**

LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG

**Telephone** 01590 646600 **Fax** 01590 646666

**[www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)**

**CHAIRMAN** OLIVER CROTHWAITE-EYRE **CHIEF EXECUTIVE** ALISON BARNES

## Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so:

within **12 weeks** of the date of this notice for minor commercial applications (typically only apply to an application to alter the shopfront of an A1, A2, A3, A4, or A5 property) **otherwise;** within **6 months** of the date of this notice for all other types of application.

If the application relates to a matter that is the subject of an enforcement investigation the Authority's Enforcement team will contact you again as different timescales are likely to be appropriate.

- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- If an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

## Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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