

26TH JANUARY 1993

NEW FOREST DISTRICT COUNCIL

Minutes of a meeting of the New Forest District Council held at Appletree Court, Lyndhurst on Tuesday, 26th January 1993.

p Cllr. J.E. Coles - Chairman
p Cllr. Mrs. J.K. Vernon-Jackson, MBE JP - Vice-Chairman

Councillors:

p Mrs. N.E. Alldridge
p K.E. Austin
p Mrs. O.A.M. Badland
p S. Bailey
p P.A. Baker
p Mrs. P.D. Baker
p Mrs. M.J. Bannister
p Major C. Beeton, MBE
p W.E.B. Boothby
E.R. Bowring
p Mrs. D.M. Brooks
p D.S. Burdle
R.J. Burnett
p Miss S.A. Cooke
p D.E. Cracknell
p J.G. Craig
W.F. Croydon
B.A. Cullers
G. Dawson
p J.J. Dawson
p Miss P.A. Drake
p B.C. Earwicker
p Major S.S. Elvery
Mrs. L.K. Errington
L.P. Gibbs
p W.J. Greer
A.J.C. Griffiths
R.C.H. Hale

Councillors:

p F.R. Harrison
p Mrs. Y.P. Holloway
p Mrs. A.M. Howe
p J.M. Hoy
p J.A.G. Hutchins, JP
p J. Lovering
p J. Maynard
p N.D.M. McGeorge
Mrs. M. McLean
Miss G.E. Meaden
R.F. Orton
p P.G. Pearce-Smith
p C.G. Ramsden
p A.W. Rice, TD
Miss G.M. Rickus, CBE
Mrs. M.J. Robinson
p D.N. Scott
p Lieut Col. M.J. Shand
S.A. Shepherd
p A.J. Simmons
Mrs. B. Smith
p Mrs. L.P. Snashall
G. Spikins
R.G. Vernon-Jackson
S.S. Wade
p G.H. Wales
Mrs. D. Wilson
p Mrs. P.A. Wyeth

Apologies:

were received from Cllrs. Burnett, Croydon, Cullers, G. Dawson, Mrs. Errington, Gibbs, Hale, Mrs. McLean, Miss Meaden, Orton, Miss Rickus, Mrs. Robinson, Shepherd, Mrs. Smith, R.G. Vernon-Jackson, Wade and Mrs. Wilson.

Officers Attending:

P.A.D. Hyde, E.S. Johnson, D.A. Gurney, I.B.

Mackintosh, Miss J. Debnam, C. Elliott, N. Miller, S. Perrett (Hampshire County Council) S. Jenkins and T.R. Simpson.

65. MINUTES.

Cllr. Scott raised a number of points with respect to Minute 53(b), relating to Boldre Foreshore-Future Management. He disputed the recorded statements by Cllr. J.J. Dawson that agreement had been reached with all local land owners, local organisations and had the support of all parties involved; he also asked for the word "fundamental" to be inserted into the first sentence of the second paragraph, before the word "...aspects". Cllr. Scott was reminded by Cllr. Mrs. Bannister that the debate should be confined to the accuracy of the minute. She believed the minute was an accurate account of the debate.

In addition, Cllr. Simmons asked why his name had not been included in the proposed amendments to minutes of the Planning and Environmental Services Committees relating to the Hampshire Minerals and Waste Local Plan.

RESOLVED:

That the minutes be received.

66. PLANNING COMMITTEE.

Cllr. Miss Cooke presented the minutes of the special meeting held on 26th January 1993.

On the motion that the minutes be received and the recommendations be adopted:-

(a) Supermarket Proposals Along A326

Cllr. Burdle believed that the proposed development of a supermarket on land at Area 7, West Totton was contrary to policy in that the land was allocated for housing; would adversely affect the shopping centre of Totton which had only recently shown signs of economic recovery; and would have an adverse environmental impact through traffic using roads which had not been designed to accommodate the scale of usage the supermarket might attract. He moved as an amendment that planning application 51314 be refused.

The amendment was seconded by Cllr. Boothby.

Cllr. Rice supported refusal of the application. He believed that green areas in Totton should be protected from unnecessary development as its character was already being adversely affected. Cllr. J.J. Dawson concurred. He did not accept the shopping impact study by the Council's

consultants and believed that any supermarket development close to Totton would be disastrous for the town centre. In addition, he believed this particular application would be very detrimental to both Calmore Road and Michigan Way through the traffic it would generate.

Cllr. Miss Cooke reminded Members that Area 7 at West Totton was allocated for housing and would not remain undeveloped. The report by consultants commissioned by this Council had not supported the view that a supermarket on the outskirts of Totton, in addition to one at Dibden, would have a significantly detrimental effect on the centre of Totton. It was therefore unlikely that a planning inspector would support adverse impact on the town centre as a reason for refusal. With respect to the highway concerns, the representative of the County Surveyor who had attended the special Planning meeting had indicated that it was possible to resolve the outstanding concerns through negotiation.

With 21 Members voting in favour and 9 voting against, the amendment was carried.

RESOLVED:

- (a) That the minutes be received and the recommendations (a),(c) and (d) of Minute 200 be adopted; and
- (b) That planning application 51314 for the development of a retail store, restaurant, petrol filling station and associated highway and other infrastructure on land at Area 7, West Totton (between proposed A326 Totton Western By-pass Stage III and Calmore Link Road) be refused for the following reasons:-
 - 1. The proposed supermarket, petrol filling station and car park being on land allocated for residential development in accordance with approved and emerging development plans would be contrary to the adopted Totton District Plan (Policy 7.3 and 7.7 as supplemented with Chapter 4 of the West Totton Development Brief No. 2) and the deposited New Forest District (East) Local Plan (Policies H2(xiii), H4 and TN1).
 - 2. In the absence of a satisfactory traffic impact study the County Surveyor considers that the proposed roads which lead to and from the site will be of insufficient capacity to accommodate safely the additional traffic which the proposed development will generate. Furthermore, the roundabout shown on the illustrative

layout on the Totton Western Bypass (currently under construction) is unacceptable in that it would interfere with the safety and free flow of traffic on this road which will become a strategic route when completed.

3. The increased traffic flows on residential roads adjoining the site will be detrimental to the amenities of residential property owners living in the nearby housing areas.
4. Whilst in itself the proposal will not significantly harm the viability and vitality of the town centres of Totton and Hythe, the cumulative impact of this development and two further proposals in the area would divert unacceptable levels of shopping expenditure from those town centres which would affect their continued prosperity. This would be contrary to the aims of policies set out in both the approved and submitted Structure Plans and the deposited Local Plan for the area.

67. SEALING OF DOCUMENTS.

RESOLVED:

That the Common Seal of the Council be affixed to any Orders, Deeds or Documents necessary to give effect to any decision made at this meeting.

CHAIRMAN