

PLANNING DEVELOPMENT CONTROL COMMITTEE – 12 NOVEMBER 2014

UPDATES FOR COMMITTEE

Item A03 - Land of Loperwood Farm, Loperwood ,Tatchbury Mount, Calmore, Totton (Application 14/10857)

One further letter of objection has been received raising concerns already referred to in paragraph 10.1 of the report.

The wording of condition no. 2 needs to be revised to include all relevant plan numbers:

2. The development permitted shall be carried out in accordance with the following approved plans: HT.Ched-B.pe (Plots 17 & 18), HT.Ched-C.pe (Plot 24), HT.Ched.pe rev C (Plots 19 & 20), HT.CHEd-A.pe (Plot 23), HT.Clay-A.pe, P.6-7.e rev A, P.8-10.e rev B, P.8-10.p rev A, P.14-15.pe rev A, AHL.01 rev G, BML.01 rev G, DML.01 rev G, SL.01 rev H, CSa/2429/100 rev B, SE.01 rev F, LP.01, HT.Clay.pe rev A, P.6-7.p Rev A, P.11-12.e, P.11-12.pe, SS.01pe rev A, GAR.01.pe rev B, GAR.03.pe rev A, BCS.01.pe, P1-5.e rev A, P1-5.p rev A, GTS553.01A.

Reason: To ensure satisfactory provision of the development.

The wording of condition no. 9 needs to be revised to include reference to an additional survey:

Before the commencement of development (including ground clearance works), details of the biodiversity mitigation and enhancement measures that are to be implemented, based on the recommendations of the Extended Phase 1 Habitat Survey dated 15th April 2013 and further Survey dated November 2013, shall be submitted to and approved by the Local Planning Authority. Development shall proceed only in accordance with the approved details.

Reason: To safeguard ecological interests and to comply with Policy CS3 of the Core Strategy for New Forest District outside of the National Park.

Item A07 - Land rear of Compass Public House, High Street, East End, Damerham (Application 14/11111)

The wording of condition no. 8 needs to be revised to enable control over the installation of solar panels as follows:

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order, or domestic microgeneration equipment otherwise approved by Part 40 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the sites location, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the Conservation Area in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and policy DM1 of Local Plan Part 2 Sites and Development Management Document.

Item A09 – 30 Barton Court Avenue, Barton on Sea, New Milton (Application 14/11221).

Additional representation attached as Appendix 1 to this update note. There is confusion about whether the objector registered to speak and to cover the points that they have made, their previous representation it attached.

A11 – Sequoia Farm, Puddleslosh Lane, Tinkers Cross, Fordingbridge (Application 14/11262)

Hampshire County Council Rights of Way

Hampshire County Council has withdrawn their public rights of way objection to this planning application further to the receipt of additional information from the agent.

Drainage

The New Forest District Council Land Drainage Officer recommended that permission be granted on the basis that soakaways were to be used as specified by the application details. Subsequent to the Quail House having been erected, the applicant has now advised that water butts will be used. The Land Drainage Officer has raised no objection to this, again recommending approval.

Waste

The agent has confirmed that waste from the quail house comprises only droppings and urine that is composted and used on the farm as natural fertilizer. One wheelbarrow load is produced each week and this is likely to increase to three wheelbarrow loads a week. All waste once rotted will be periodically rotated to assist with the composting process and then spread bi-annually on the areas put to garlic cultivation and all hedgerows. The applicant does not anticipate any issue of surplus waste from the Quail House.

In response, it is not considered that planning permission could be reasonably withheld on issues of waste, given that the proposal relates to an agricultural use (on agricultural land). Officers are also not aware of any information to indicate that current operations are resulting in pollution being caused to any sensitive receptors.

Fordingbridge Town Council

Two sets of comments appear to have been received with the other comments advising: 'PAR 4: Recommend REFUSAL as there is an absence of clear evidence to support the need for the building and viability of the Quail farming'

Further Representation Received

Planning Briefing notes have been circulated to members of the Committee by one of the objectors and 10 further letters of objection received raising the following additional concerns to those already reported:

1. One objector has questioned the 'expressions of interest' submitted by the applicants in support of their business, including comments from the businesses. Whilst this

may be more relevant to the mobile home application it may be raised in connection with the 'quail house' application.

2. A further planning application should be made to reflect this as a 'retrospective' planning application;
3. Withdrawal of the HCC Rights of Right objection and the additional information leading to this is objected to/ questioned;
4. A number of new entry points have been created through the recent sale of plots; no permissions were sought for these access points which resulted in removal of native hedging and vegetation;
5. At the time of the previous planning application for the Travellers' camp, it was confirmed that the lane could not support or provide suitable access for the residency requested suggesting new residency/ commercial use will further destroy the lanes;
6. Sequoia Farm have not established their easement over Puddleslosh Lane or the traffic movements involved;
7. Did the waste water advisor check the impact on Sweatford Water leading to the Avon;
8. Has the impact on newts/ dormice/ buzzards been checked?
9. Why is a large shed considered acceptable in this open part of Fordingbridge that has never seen stables before?
10. Animal welfare concerns are raised.

Requests for Information under the Environmental Information Regulations

We have received two requests for information in connection with the planning application. One seeks copies of all 'environmental impact assessments and subsequent reports...' The application does not come into any of the categories of development requiring an EIA so there is no EIA or report which can be supplied in response to this request.

The second request relates largely to waste and other potential contamination. There is some limited information on the application form and the application file which is already public and further information has been provided above. The development is a small scale agricultural building and is not considered to pose a threat to human health and safety or bio-contamination.

The EI Regulations provide for people to obtain existing information from local authorities and not to require authorities to gather new information that they do not already have.

Paragraph 9.2 of Planning Committee Report

'Environmental Design' refers to those comments received from the Landscape Officer.

From: Rizza
To: Development Control (Dev Control)
Sent: 27 October 2014 21:47:45
Subject: re. Planning Application 14/11221 - for the attention of Kate
t

Kate

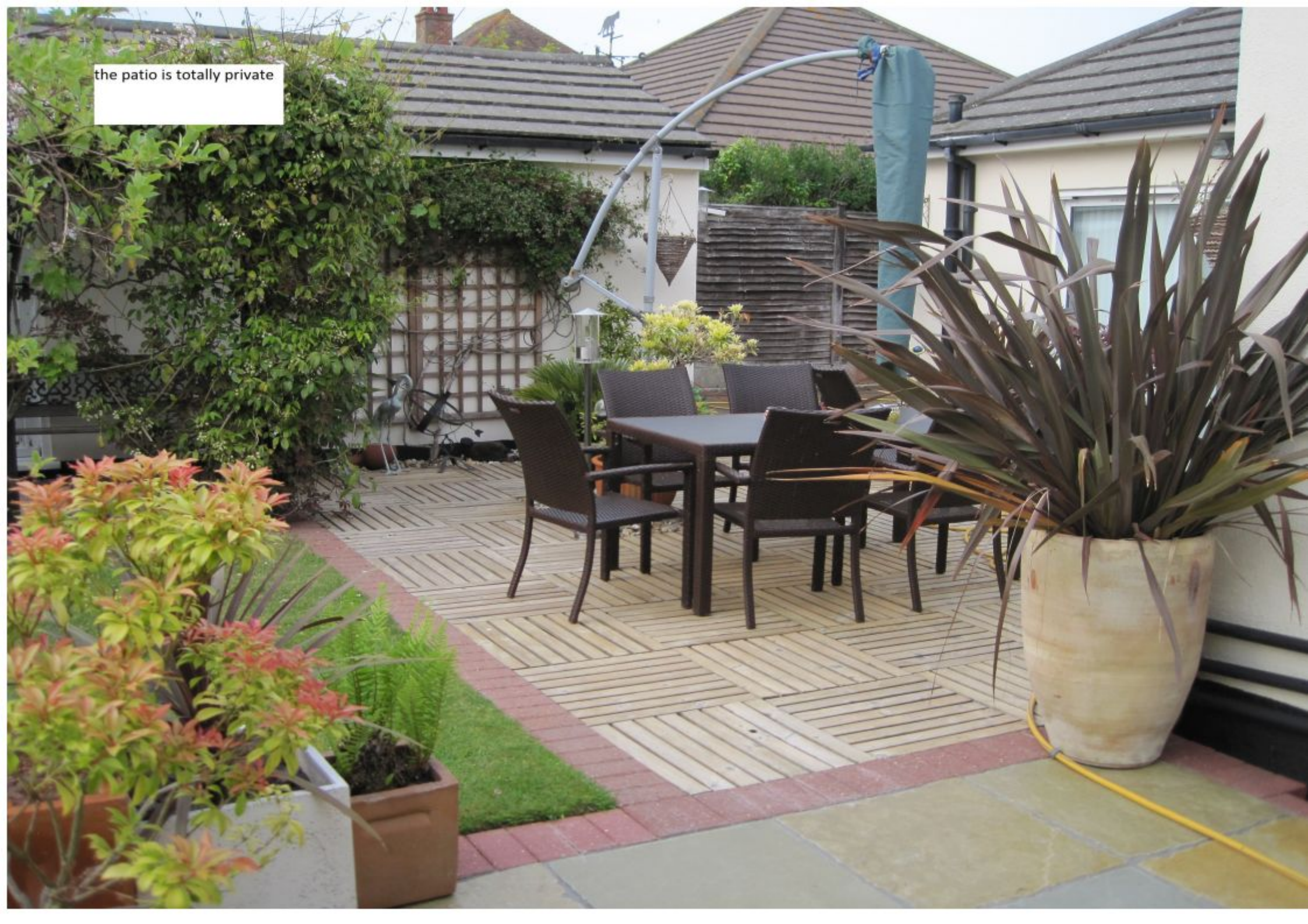
Thanks for your phone message - I have attached the photos to this email. Hopefully you can access them OK.

My husband and I had written some words assuming we would have 3 minutes to speak at the meeting as we did at the Town Council meeting - but our local councillor has informed us that all objecting parties only get 3 minutes between them. I have attached the Word document to this email also - could that be put on the application also, as it seems we shall not be able to read it out? (or at least not all of it!).

Thanks again for your help in this.


Debbie Rizza

the patio is totally private



Sitting at the
patio table



The image shows a light-colored, textured exterior wall of a building. On the left, there is a small, white-framed window with two panes. On the right, there is a larger, white-framed window with vertical blinds. A white rectangular box with black text is positioned in the center of the wall, between the two windows. The ground in the foreground is dark and appears to be a paved area with a yellow hose or cable visible.

proximity of lounge and
bathroom windows

taken from inside the
lounge



We have lived at 32 Barton Court Avenue for nearly 25 years. Our children go to local schools, and we work in the local area. Over the years we have done a lot to our home – we have gone up in the roof to create extra living space but only installing Velux windows – nothing at all intrusive which would affect anyone else's lives. We have created a private, tranquil outside space, which we use constantly from March through to November. We have a large area of decking, and whenever possible we eat our evening meal together at the dining table.

The proposed development at 30 Barton Court Avenue would overlook this private space totally. That property would go from a small bungalow to a large house. Currently we see a small corner of a roof from our back door. If this application is allowed that would be a huge roof which would totally dominate our outlook. The large amount of glazing at the back of the property would overlook most of the patio and some of the garden.

The dormer window in the South elevation would be only 3 metres from our lounge and main bathroom windows and about 6 metres from our patio. It would totally overlook all our patio and outdoor dining area and also part of the garden. It would look straight into our lounge. Sitting on the sofa we would be looking directly at it. Enforcing obscure glass would not detract from the sheer size of the thing and would have no effect on the light pollution. The dominance, size and proximity of the dormer is far too much.

Looking at the plans, they have been conceived with absolutely no regard for the existing residents they will affect. No doubt the only concern on the part of the developer was maximising profit and yield or whatever. Indeed they seem to have gone out of their way with the dormer window to place it where it would have the most destructive effect. Why could it not have gone at the other side where it would be double the distance away and there is a house anyway, or at the front? Indeed why does it have to be a dormer? Surely velux windows would suffice?

This proposed development is too large, totally intrusive for our outdoor space and main living space, and shows absolutely no regard for the existing residents. Representatives from New Milton Town Council have visited our property and seen what an effect it would have and have the Council have unanimously supported our objection. Our original online comment ended with the phrase "We would be devastated if this goes ahead" –Please support us and do not allow this application to proceed.