

PLANNING DEVELOPMENT CONTROL COMMITTEE – 10 DECEMBER 2014

UPDATES FOR COMMITTEE

Item A01 - Geo Speciality Chemicals, Charleston Road, Hardley, Fawley (Application 14/10592)

Further information has been submitted in relation to contaminated land. As a result, the Environmental Health Officer (Contaminated Land) has advised that conditions numbered 2 to 6 inclusive are no longer required. In addition, the applicant has submitted further information relating to surface water runoff, stating that this will be regulated by the Environment Agency. The Land Drainage Engineer has therefore recommended that condition no. 7 should also be deleted. These are therefore deleted from the recommendation, and the other conditions renumbered accordingly.

The applicants have also provided a BREEAM Assessment for the proposed building which demonstrates that it would be extremely difficult for it to achieve an excellent rating as required by Core Strategy Policy CS4 due to a number of reasons, including accessibility, proximity to amenities, and views out from the building. Given the location of the site, it is accepted that it is not readily accessible by public transport and that there are no local amenities close to the site. In addition, because of the size of the building, there are some work stations that would be more than 7 metres from a window providing an adequate view out. It is therefore recommended that current condition no. 8 is reworded to ensure that a "Very Good" rating is achieved.

8. The building shall achieve a BREEAM 'Very Good' standard. No development should commence on site until an interim certificate has been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until a final BREEAM certificate has been submitted to and approved in writing by the Local Planning Authority certifying that the building has achieved a BREEAM 'very good' standard.

Reason: In the interests of sustainable development, including resource use and energy consumption, in accordance with Policy CS4 of the Core Strategy for the New Forest District outside the National Park.

Item A04 - Site of the Oak and Yaffle, Ashley Common Road, Ashley, New Milton (Application 14/11158)

The Section 106 Agreement was completed on the 9th December 2014. As a result the recommendation is changed to:

Grant Permission, subject to the conditions listed at section 15 of the report.

Item A05 - Merryfield Park, Derritt Lane, Sopley (Application 13/11408)

The following condition should be added to the recommendation in respect of ecology:

- 24: The development hereby approved shall only take place in accordance with the details and recommendations set out in the Abbas Ecology Report dated May-July

2013 and June 2014 unless otherwise agreed in writing by the Local Planning Authority. Prior to the commencement of development that may affect protected species as identified in the survey, a detailed mitigation strategy shall be submitted to, and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the details and recommendations as approved in the strategy with any amendments agreed in writing. Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To safeguard protected species in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

Item A07 - 40 Station Road, New Milton (Application 14/11289)

The applicant has requested a longer period of time to complete the Section 106 Agreement. The recommendation at 15 is accordingly amended to allow until the 31st January 2015 for completion of the Agreement.

Item A08 - 31 New Street, Lymington (Application 14/11292)

Paragraph 14.13 of the report refers to the affordable housing requirements for the proposed development in terms of either on site provision or an off site contribution. Both the Housing Development and Acquisitions Manager and the Estates and Valuation Officer have commented that, in this case, the best way forward would be to secure an off site contribution, having regard to the difficulties that there would be in securing a Registered Social Landlord to take on two units within this development.

Item A11 - Channel Hill Farm, High Street, North End, Damerham (Application 14/11334)

The following condition should be added to the recommendation in respect of windows:

- 8: Notwithstanding the submitted Design and Access Statement and elevational drawing reference 1137-P-01 Rev. D and before development commences details and justification shall be submitted as to why the existing metal hopper windows in the stable building cannot be retained and reused. If the justification is considered acceptable full details of replacement windows including sectional drawings as set out under condition 3 (b) shall be submitted for approval. In the event that details are not approved by the Local Planning Authority, details of the restoration and repair of the windows shall be submitted for approval. Development shall only take place in accordance with the approved details.

Reason: To ensure that the development takes place in an appropriate way in this sensitive location lying within the countryside, Conservation Area and Area of Outstanding Natural Beauty to comply 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 A12 - Land of 2 Malwood Gardens, Totton (Application 14/11386)

The Section 106 Agreement in respect of the contributions referred to in paragraphs 14.10 and 14.11 of the report was completed on 2nd December 2014. As a result the reasons for refusal nos. 2, 3 and 4 are deleted from the recommendation.

In addition, one further letter of objection has been received, raising similar concerns to those referred to in paragraph 10.1 of the report.

Report B – Proposed New Forests District Council Revised 1 APP (Planning Application) Local Requirements.

One further comment has been received after the publication of the report. The comment was received from the 'Cranborne Chase Area of Outstanding Natural Beauty Partnership'. To summarise their comment, they would like to see included within the local 1APP requirements a requirement to record whether or not a site / proposal is within the AONB and that the applicant is made aware of the AONB when a proposal is within the AONB.

The response to this comment is covered by paragraph 3.1 of the report.