

**PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 10 JUNE
2015**

UPDATES FOR COMMITTEE

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PLANNING DEVELOPMENT CONTROL COMMITTEE – 10 JUNE 2015.

UPDATES FOR COMMITTEE

Item 3(a) Bransgore Primary School, Ringwood Road, Bransgore (Application 14/11498)

One further letter of objection has been received raising concerns set out in paragraph 10 of the report.

Item 3(c) 59 Station Road, New Milton (Application 15/10032)

At the recommendation in Section 15 of the report add the following:

iii) submission of further details of the spring loaded recessed plates proposed at the entrance to the site from Ashley Road to show the implications for the protected oak tree.

Revise condition Nos. 5 and 6 to read as follows:

5. Prior to commencement of works (including site clearance and any other preparatory works) a scheme for the protection of trees in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' shall be submitted to the Local Planning Authority for approval. Once approved, the scheme shall be implemented and at least 3 working days notice shall be given to the Local Planning Authority that it has been installed.

Information is required on the:

- a) Location of site compound and mixing areas,
- b) Routes of underground services,
- c) Tree work specification,
- d) Position of tree protective fencing/ground protection. The protective fencing shall be as specified in Chapter 6 and detailed in figures 2 or 3 of BS5837:2012 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with policy CS2 of the Core Strategy for the New Forest outside the National Park.

6. In accordance with the submitted strategic landscape details on Drawing No 947/10 Rev 1, the following additional details shall be submitted to and approved by the Local Planning Authority:

- (a) a specification for new planting (species, size, spacing, location, tree pits, irrigation tubes, cellular systems and root barriers);
- (b) areas for hard surfacing and the materials to be used;
- (c) other means of enclosure, including the external free standing wall/grill structure which screens the undercroft parking area from Ashley Road;
- (d) a method and programme for its implementation and the means to provide for its future maintenance;

No development shall take place unless these details have been approved and all planting, seeding or turfing comprised in the approved details of landscaping 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 a similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development takes place in an appropriate way and to prevent inappropriate car parking to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

Additional Condition as follows:

8. Prior to commencement of work a trial trench shall be dug in the area proposed for the foundations of the brick parged wall, in order to establish the presence and direction of any significant tree roots. The trial trench shall be hand dug to a depth of no less than 600mm without severing any roots of more than 20mm in diameter. The applicant shall give the Local Planning Authority notice of the completion of the trial trench and will allow reasonable access to the trench by the Council's Tree Officer for a period of 7 days following notification. Details of the design and construction of the foundations shall then be submitted to the Local Planning Authority having regard to the presence and orientation of any structural roots and development shall not proceed until the details have been approved by the Local Planning Authority. Work shall only take place in accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with policy CS2 of the Core Strategy for the New Forest outside the National Park.

Revise condition No. 6 as follows:

In accordance with the submitted strategic landscape details on Drawing No 947/10 Rev 1, the following additional details shall be submitted to and approved by the Local Planning Authority:

- (a) a specification for new planting (species, size, spacing and location);
- (b) areas for hard surfacing and the materials to be used;
- (c) other means of enclosure;
- (d) a method and programme for its implementation and the means to provide for its future maintenance;

No development shall take place unless these details have been approved and all planting, seeding or turfing comprised in the approved details of landscaping 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 a similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development takes place in an appropriate way and to prevent inappropriate car parking to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

Item 3(j) St Barbe Museum and Art Gallery, New Street, Lymington (Application 15/10297)

The following additional comment has been received from the Head of Leisure and Employment : fully supports the requirement for the refurbishment of the building, in order to

better serve arts and heritage needs. The Lymington Museum Trust occupies this building which is owned by the Council. The Trust provide services that are highly regarded and is recognised by Hampshire County Council as a “flagship” facility for its work in arts and museums delivery. A refurbishment was needed in order to improve layout of the building and a significant Heritage Lottery Fund has been secured to bring about the changes.

In addition a document has been submitted to Members of the Committee by the Museum Director in support of the proposals.

One further letter of support has been received.

Item 3(l) 19 Daniells Walk, Lymington (Application 15/10348)

One further letter has been received from the neighbour to the rear at 2 Goldmead Close reiterating concerns about the planting of a holm oak which is an evergreen tree which could develop into a large tree which would be likely to overshadow their garden and that the hedge should be maintained at a height of 3 metres. Concerns are also expressed about an increase in land levels.

Item 3(s) Land of 29 Tithe Barn, Lymington (Application 15/10474)

Revise reason for refusal no. 1 as follows:

After “cramped” in the 6th line add “form of development”.

Item 3(t) Land at Bleak Hill, Somerley, Ellingham, Harbridge and Ibsley (Application 15/10539)

Ellingham Harbridge and Ibsley Parish Council recommend refusal of the application and make the following comments:

- The approved restoration scheme is for agricultural use, the Parish is disappointed that the significant change with the creation of a further 7ha of Priority Habitat has not been adequately justified nor the necessity explained. Some elements of the scheme are welcomed but the Parish is disappointed that there was no opportunity to review the proposals with the applicant.
- The Parish agree that the current 5 year aftercare condition would be unlikely to be sufficient for the proposed planting schemes to be properly established and believe that there should be provision for at least a further 5 years with a review at the end of that period. Would have liked to have been able to consider a more thorough Maintenance schedule than that submitted.
- Detailed concerns about the planting and protection from deer browsing.

These comments will be forwarded to the County Council.

Item 4. Delegation of Powers to Officers

Delegation PDC Auth 2 – add Design Team Leader

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