

**PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 9 MARCH
2016**

UPDATES FOR COMMITTEE

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PLANNING DEVELOPMENT CONTROL COMMITTEE ` 9 MARCH 2016.

UPDATES FOR COMMITTEE

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

The recommendation at 15 is revised by the deletion of paragraph (iii) as it is proposed to deal with this matter by condition (no. 5(e))

Item 3(b) - Land adjacent 1 Dukeswood Drive, Dibden Purlieu, Hythe (Application 15/10039)

Since the report was published the comments of the Highways Engineer at Hampshire County Council have been received that raise no objection to the application, subject to the imposition of conditions. One of the conditions has already been included in the recommendation. The following condition needs to be added:

11. Before use of the development is commenced provision for cycle storage shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site cycle parking provision for the approved Development in accordance with Policies CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

In addition, the following conditions need to be reworded to ensure that the landscaped belt is adequately protected:

5. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning 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;
 - e) 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 10 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 Local Plan for the New Forest District outside the National Park (Core Strategy).

6. No buildings, structures, fencing or other hardstanding shall be erected or installed within the landscaped feature as shown on Drawing No ADP/1424/P/100 Rev B unless otherwise agreed by the Local Planning Authority.

Reason: This area of land provides an important landscaped feature and buffer at the entrance to Dukeswood Drive and Partridge Road, and it is important to ensure that the landscaping and tree planting is not further removed and replaced with buildings, hardstanding, and additional garden areas in the future in accordance with Policy DW-E12 of the adopted New Forest District Local Plan First Alteration and CS2 of the Core Strategy for the New Forest outside the National Park.

Item 3(g) - Land rear of Elgin House, Roman Road, Dibden Purlieu, Hythe (Application 15/11798)

The Section 106 Legal Agreement referred to in the recommendation at section 15 of the report has now been completed as a result the recommendation is changed to **GRANT PERMISSION**.

Revised plans have been received as a result of concerns raised by the Highways Engineer in relation to parking arrangements. As a result the Highways Engineer now raises no objection subject to the imposition of the following additional conditions:

8. Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development, in accordance with policy CS2 of the Core Strategy of the New Forest District outside the National Park.

9. No development shall start on site until plans and particulars showing details of the provision of cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate provision for the approved development, in accordance with policy CS2 of the Core Strategy of the New Forest District outside the National Park

Item 3(h) - Phoenix Youth Centre, Culver Road, New Milton (Application 15/11742)

One further letter of objection has been received raising concerns that have already been raised in Section 10 of the report.