

**PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 13 JULY
2016**

UPDATES FOR COMMITTEE

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PLANNING DEVELOPMENT CONTROL COMMITTEE - 13 JULY 2016.

UPDATES FOR COMMITTEE

Item 3(a) – 144 Northfield Road, Ringwood (Application 15/11069)

- The parking layout plan has now been received
- HCC Highways comments on the amended parking plan are as follows: “I have visited the site and observed the parking arrangements which have been provided by the applicant, they appear to be as indicated on the latest plan provided by agent. During my visit which was at approximately between 9.00- 10.00 am on a week day, there were between 4 to 6 vehicles parked on the site, although this resulted in a degree of tandem parking within the site it is the Highway Authority’s view that the car parking arrangements were seen to operate in a manner that would be unlikely to result in any significant impact on the safety and convenience of users of the adjacent highway. Given the above the Highway Authority would wish to see the parking arrangements conditioned to remain should the Local Planning Authority be minded to grant permission.
- Condition no. 2 needs to be updated to refer to the Parking Layout Plan

Item 3(c) – Land rear of 102-112 Old Milton Road, New Milton (Application 16/10237)

The recommended wording of condition 2 is amended to read “...trailers, boats and **one commercial van** and for no other purpose...”

Item 3(f) – 51 High Street, Lymington (Application 16/10451)

An amended plan and revised Design and Access Statement have been received but not in time for formal responses to be received from either the Conservation Officer or the Town Council. It is therefore recommended that consideration of this application is deferred until comments have been received following re-consultation.

Item 3(g) - 51 High Street, Lymington (Application 16/10452)

An amended plan and revised Design and Access Statement have been received but not in time for formal responses to be received from either the Conservation Officer or the Town Council. It is therefore recommended that consideration of this application is deferred until comments have been received following re-consultation.

Item 3 (h) - 54-55 Station Road, New Milton (Application 16/10462)

An additional piece of correspondence has been received from the only objector, reiterating their previous reasons for objection, but now also referring to a loss of privacy

Item 3(i) - 13 Fairlie, Ringwood (Application 16/10471)

Additional representation from the occupiers of from 20 Fairlie, concerned about:

- overlooking
- devaluation of property (this is not a planning issue)
- trees do not screen in autumn/winter months
- not on building line
- should be enough roof space without such large extension.

Ringwood Town Council was not consulted on the revised plans and consequently have not commented on them

Item 3(k) – Site of Golden Hill Cottages, Hare Lane, Hordle (Application 16/10530)

Additional conditions are required in order to accord with a complete new permission for the three dwellings:

6. Visibility splays of 2.4 metres by 21 metres shall be provided at the junction of the proposed private shared drive with Hare Lane public highway and this visibility splay shall thereafter be kept free of any obstacles over 600mm in height at all times.

Reason: In the interest of highway safety and in accordance with Policies CS1 and CS10 of the Core Strategy for the New Forest District outside the National Park.

7. The drainage shall be maintained in accordance with the details approved by the Council's decision letter of September 3rd 2013.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified under application 98418, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9 of 98418, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10 of 98418, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11 of 98418.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS5 of the Core Strategy for the New Forest District outside the National Park.

Item 3(l) - 27 Farm Lane South, Barton-on Sea, New Milton (Application 16/10556)

An additional representation has been received from the occupier of 25 Dilly Lane concerned about loss of privacy on the grounds that the new windows would have views into their kitchen/breakfast and living room.

An additional letter from the applicant's agent has been circulated to members

Item 3(n) - 27 Queen Elizabeth Ave, Lymington (Application 16/210651)

There is a correction Para 12.1 – in the last line it should refer to application ref 16/10200 (not 16/10119)

The Recommendation is subject to no further material comments being received following expiration of consultation period. The consultation period expires on 13th July as Flats 1 and 2, 34 Western Road were not originally consulted (consultation done 22nd June).

Item 3(q) – 49 Old Milton Road, New Milton (Application 16/10626)

The Town Council has been re-consulted following the receipt of an amended plan to accord with the proposed shopfront. The shop front application (16/10813) is under consideration and due for a decision after July 22nd and by August 5th. It is therefore recommended that consideration of this application is deferred until comments have been received following re-consultation.

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