

**PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 10 AUGUST
2016**

UPDATES FOR COMMITTEE

- 5. COMMITTEE UPDATES (Pages 1 - 6)**

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UPDATES FOR COMMITTEE

Item 3(a) - Land South of Lymington Road, New Milton (Application 13/11276)

One further letter of objection has been received stating that any access (including for construction purposes) from Farm Lane North would be resisted as it is a private road, owned and maintained by the residents.

Reason for refusal No. 2, the 12th line needs “contrary” added between “is” and “to”.

Item 3(b) - Merryfield Park, Derritt Lane, Sopley (Application 13/11408)

Sopley Parish Council have commented that the application to remove Code 4 from the Section 106 Agreement should be rejected as there has been no reasonable explanation for its removal.

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

One further letter has been received raising concerns with the overall design of the proposed development and suggesting the roof should be redesigned to be more sympathetic with the character of the area.

In addition, the CIL Liability figure has been re-calculated and equates to £58,800 and not the figures stated in paragraph 12 and set out on the CIL Contribution Summary table

Item 3 (g)- Land of 46 and 48 Hammonds Green, Totton (Application 15/11590)

One further letter has been received stating that work appears to have started and that the builders are using the gravel pathway which is already in a bad condition from building work on other houses that have been built recently. They consider that this access should not be used, Brackley Way should be used.

Item 3 (h) - Police Station, 67-74 Old Milton Road, New Milton (Application 15/11765)

The CIL Liability figure has been re-calculated and equates to £261.83 and not the figures stated in paragraphs 12 and set out on the CIL Contribution Summary table.

Item 3 (i) – Land North of Loperwood Lane, Calmore, Totton (Application 15/11797)

With respect to Paragraph 14.15, members are advised that the Council’s landscape team have considered the applicant’s Landscape and Visual Assessment and their views are as set out in Paragraph 9.20 of the report.

Item 3 (j) - Ringwood Social Club, 19 West Street, Ringwood (Application 15/11824)

In Section 12 of the report, the words “times 5” should be deleted.

Item 3 (m) - 35 Shaftesbury Street, Fordingbridge (Application 16/10460)

- Three further letters of representation have been received. Two in support of the proposal, reiterating that this will be an amenity asset for the area and also commenting that the external alterations are of an appropriate design and the apartment conversions will ensure the economic viability of the scheme. One letter of objection questions the legitimacy of the cinema proposal and that the scheme is in fact one solely for residential development of the site, justified on the back of a community and commercial benefit to the town.
- Following the receipt of amended plans showing the retention of the high wall at the southern end of the site, the application has been re-advertised. The officer's recommendation is therefore altered so that should no substantive objections be received from notified parties or consultees on the proposed amendments by 15th September 2016, **The Executive Head of Economy, Housing and Planning be authorised to grant planning consent** subject to the conditions as set out in the recommendation.

Item 3 (p) - Land rear of Compass Inn, High Street, East End, Damerham (Application 16/10579)

Condition 3 needs to be reworded, as set out below, to remove some duplication:

3. Before development commences, the following details shall be submitted to, and approved in writing by the Local Planning Authority.
 - Typical joinery details including window/doors, eaves, verge, bargeboards of the outbuilding.
 - Samples of all external materials (including coping bricks, ridge tiles and pad stones) to be used in the construction of the new outbuilding and the construction of the new boundary wall
 - Details of the opening doors of the barn
 - Details of new vent pipes and extractor flues on the main barn

Development shall only take place in accordance with those details which have been approved.

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.

Item 3 (r) 9 Hurst Road Milford on Sea Application No. 16/10621

Milford on Sea Parish Council have commented further and recommend refusal; concerned that the development would negatively affect the open aspect of this vital gateway site to the village due to the bulk and mass of the proposed dwellings; the location of the driveway from plot 4 is very close to the junction with Sea Road and there is a dropped kerb in this location which will be compromised; and, the Parish Council is keen that the affordable housing contribution is resolved to the satisfaction of the District Council.

Three further letters of objection have been received stating that the east facing gable will stand out excessively, the changes proposed do not overcome the concerns previously raised, the building line is too close to Sea Road, the development intrudes into the important open aspect and the footprint exceeds that previously refused.

Enhanced comments from the Highway Authority as follows:

“In respect of highway matters this application is very similar the previous application at the site 15/10595 to which the Highway Authority raised no objections. Both the location of the new vehicular access onto Hurst Road and the level of car parking have been tested at separate appeals at which time the inspectors stated in respect of 98339 “that the scheme should not have an unacceptable effect in terms of highway safety...” and in respect of 90177 “I consider that the proposal has made adequate provision for on-site car parking”.

Given the above the Highway Authority considers that objections based upon an under provision of off-street parking and/or an adverse impact on highway safety would be neither appropriate nor sustainable.

Should the Local planning Authority be minded to grant permission then the HA would wish to see the areas for the parking of vehicles within the site conditioned so that they might remain in perpetuity. Cycle parking provision should also be provided to at least the standards laid down within the SPD.

The applicant should also be advised that as the proposals would include works within the highway such works should be carried out to the appropriate standard laid down by and under a licence agreement with the Highway Authority.”

Item 3 (t) – 11 St John’s Street, Hythe (Application 16/10658)

An additional representation of support has been received from the adjoining neighbour at 15 St Johns Street, stating that these houses have no garages and that the sheds are traditional wood painted black and tucked away behind a wall.

Item 3 (u) – Land at Flaxfields End, Fordingbridge (Application 16/10681)

- Two further letters of objection have been received, reiterating concerns raised by other parties.

- The Ministry of Defence have no safeguarding objections to the proposal.
- The applicant's agent reiterates that this scheme does not specifically intend to cater for any other parking than the 8 spaces needed to meet the standards for this form of development. Any parking space which exists immediately outside the site is now owned by the applicant and there is no right for any residents to park there. Their properties are owned by Radian Housing and it is they who owned the access road until they sold it to the current applicant along with the development site itself. Radian's tenants have been made aware that the two spaces Nigel Best has referred to are not available to them. Approval of this development will therefore have no impact on existing highway use. The Council is urged to change its recommendation on this point.
- The applicant's agent has submitted a further e-mail in support of the proposal which draws attention to the impacts of the development on the character of the area, relationship with neighbours and parking arrangements. It also refers to the planning statement prepared to accompany the original application. It reiterates the individual setting of this site and that it is divorced from surrounding development, and argues that the site is not landlocked as existing access is available. The opportunity is available to use the site for further housing and the shape of the plot has limitations on the developments configuration. It also draws attention to the previous consent for three dwellings granted on this site which would have had much the same 'courtyard' arrangement and that it is not unusual for housing developments to be 'rounded off' in this way. Overlooking from the house on plot 1 would have occurred with the previously consented scheme and any opportunities for overlooking would be from bedroom windows. Reiterates that the scheme would meet with the Councils parking standards.

Item 3 (w) – 1 Knowland Drive, Milford on Sea (Application 16/10753)

1 additional letter of support has been received resulting in a total of 16 letters of support.

Item 3 (x) – 45 Barton Court Avenue, Barton on Sea, New Milton (Application 16/10758)

Enhanced Highway Authority comments as follows:

“The application which is for the demolition of an existing bungalow and replacement with 2 new four bedroom dwellings was originally recommended for refusal by the Highway Authority due to the siting of a new vehicular access onto Dilly Lane which was considered not to be in the interest of highway safety.

The applicant has since removed the vehicular access from the proposals and therefore this would overcome the Highway Authority's previous objections. In respect of this the applicant should be advised that should an application for a license to form a new vehicular access onto the highway in Dilly lane be made to the Local Highway Authority in the future then this would not be granted.

Should the Local planning Authority be minded to grant permission then the LHA would wish to see the areas for the parking and turning of vehicles within the site conditioned so

that they might remain in perpetuity. Cycle parking provision should also be provided to at least the standards laid down within the SPD.

The applicant should also be advised that as the proposals for the new access onto Barton Court Avenue would include works within the highway such works should be carried out to the appropriate standard laid down by and under a licence agreement with the Highway Authority.

Item 3 (y) - Church, Fordingbridge Road, Whitsbury (Application 16/10759)

With respect to Paragraph 14.11 of the report, members are advised that the Conservation Officer has confirmed that there should be minimal impact on the external appearance of the building from the new first floor, based on the amended plan and additional details that have been submitted.

Cllr E J Heron has written in support of the application. He considers that an employment use would be unsuitable on this site and that there would be little demand for holiday accommodation as tourism is not a significant factor in the economy of the village. He concluded that the loss of a yew tree was regrettable but was acceptable to achieve an alternative long term use for the building.

The wording of condition 8 should be slightly reworded with the first “before” being replaced with the word “by”.

Item 3 (aa) - 13b Junction Road, Totton (Application 16/10792)

The required Section 106 legal agreement has been completed. Therefore, the recommendation is changed to **Grant Permission** subject to the condition set out in the report.

Item 3 (ee) - Rear of 117 Christchurch Road Ringwood (Application 16/10854)

Ringwood Town Council has now commented on the application. Their comments are ‘Accept a decision reached under delegated powers’.

There is also an additional condition to be added which is for the first floor windows on the rear elevation to be fitted with obscure glass, to accord with the comments made in the Officer’s report.

Additional condition worded as follows:

15. The first floor windows on the rear [north west] elevation of the approved building shall at all times be glazed with obscure glass.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

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