

**PLANNING DEVELOPMENT CONTROL COMMITTEE –
WEDNESDAY, 8 FEBRUARY 2017**

UPDATES FOR COMMITTEE

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PLANNING DEVELOPMENT CONTROL COMMITTEE - 8 FEBRUARY 2017

UPDATES FOR COMMITTEE

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

One further letter has been received raising objection to the application on the grounds already referred to in paragraph 10.1 of the report.

Item 3(c) - Shorefield Country Park, Shorefield Road, Downton, Milford on Sea (Application 16/11116)

In light of issues raised recently in respect of landscape impacts, minerals safeguarding, tree impacts and discrepancies in the submitted plans, the officers' recommendation is amended to deferral.

RECOMMENDED:

That consideration of this application be deferred to allow further investigation of the issues that have been raised.

Item 3(d) - 6 Barton Common Road, Barton on Sea, New Milton (Application 16/11255)

One piece of correspondence has been received from the agent for the nearby Creek House proposal site, seeking to clarify points raised by the applicant and by objecting parties in relation to his development proposal.

Two further letters of objection have been received, which raise concerns already referred to in paragraph 10 of the report.

In addition the Highway Engineer has commented further as follows:

"The Highway Authority had originally raised an objection based principally on the width of the first section of the access onto Barton Common Road which was of insufficient width to allow 2 cars to pass each other.

The applicant subsequently cited a similar development at Creek House (Application No. 13/11290) located a short distance to the east on Barton Common Road where the Highway Authority withdrew its original objection on condition that a passing bay be located just inside the site boundary.

It is further noted that the width of the verge crossing at the existing access is approximately 6 metres wide, therefore should 2 opposing vehicles meet at the access it is considered likely that the vehicle entering the site would be able to stop clear of the carriageway whilst a car leaving reverses the short distance back into the passing bay.

Given the above it is the Highway Authority's view that any objection based on inadequate width of the access would, in this instance, be inappropriate and not likely to be sustained at appeal.

The Highway Authority also had concerns over the lack of turning space for service and emergency vehicles.

In respect of service vehicles the applicant subsequently provided details of a bin store to be located in close proximity to the highway boundary, although this would result in a carry distance for residents in excess of the 30 metres recommended in Manual for Streets it is considered that given the nature of the development should residents find this arrangement inconvenient then they would be likely to have the option to convey any refuse sacks to the bin store whilst undertaking routine journeys from the site by car.

In respect of emergency vehicles the Highway Authority would wish to see the development provided with a suitable sprinkler system subject to building control approval.

In respect of on site car parking provision the amended plans indicate that 16 car parking spaces would be provided this is in accordance with the SPD which recommends an average provision of 2 spaces for each of the 8 two bedroom flats.

It is therefore considered that the development would not result in any displaced parking within the highway in Barton Common Road or any overspill into the public car park in the vicinity of the site.

The plans indicate a secure cycle storage facility which could accommodate 8 cycles although the proposed level of cycle parking at the site is less than the 16 spaces recommended by the SPD it is considered that in the unlikely event that more than 8 spaces are needed by the residents then the storage building shown could accommodate further cycles if required.”

Item 3(i) - Pyrford Gardens, Belmore Lane, Lymington (Application 16/11548)

Three further letters have been received objecting to the application on the grounds referred to in Section 10.1 of the report.

One letter of support has been received stating that the extension would have no effect on reducing accessibility to the gardens and that security would be improved.

Item 3(l) - Harbridge School, Harbridge, Ellingham, Harbridge and Ibsley (Application 16/11602)

The Ecologist has commented following the submission of additional bat survey information and raises no objection subject to the imposition of the following condition:

5. The works hereby approved shall be undertaken in strict accordance with the mitigation and enhancement measures set out in Ecological Report by Ecosupport dated June 2016 unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species in accordance with Policy CS3 of the Local Plan for the New Forest District outside of the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2 : Sites and Development Management).

Item 3(q) - Land at Buckland Manor Farm, Alexandra Road, Lymington (Application 16/10764)

This application is only brought back to this Committee for consideration because the Section 106 Agreement was not completed in time in accordance with the previous resolution. There have been no changes to the scheme other than those made to the houses on plots 36 and 367 as set out in the second paragraph of the introduction to the assessment at section 14 of the report.

One further letter of objection has been received raising concerns already referred to in paragraph 10.1 of the report

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