

**PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 12 JULY
2017**

UPDATES FOR COMMITTEE

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PLANNING DEVELOPMENT CONTROL COMMITTEE - 12 July 2017

COMMITTEE UPDATES

Item 3(a) - Fordingbridge Club, Roundhill, Fordingbridge (Application 17/10426)

As indicated in the report an Archaeological desk-based assessment has now been submitted which has been evaluated by our Archaeologist. They have commented that the report, based on the available documentary and other source material, provides a really useful statement of the archaeological potential of the site and in particular an understanding of the former Quaker burial ground.

The report contains a number of recommendations and it would seem to be prudent that, before any demolition or site geo-technical test pits are undertaken to establish ground conditions, an archaeological evaluation takes place. This would involve the excavation of exploratory trenches/trench within the footprint of the current building that overlies the Quaker burial ground, in accordance with any Ministry of Justice licence requirements. This potentially could establish the character, nature and depth of any surviving burials and also establish the precise nature of any past disturbance. This could then assist in the development of a suitable foundation design and provide a greater degree of certainty in ensuring burials remain undisturbed on this site.

In the particular circumstances it would be appropriate to impose both an archaeological condition and also to impose a foundation design condition. As a result, the following conditions are revised/added to the recommendation at Section 15 of the report:

Replace condition 14 with the following:

14. No development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording with specific reference to the potential for human remains, proposals for their relocation in the event that they cannot be retained on the site, and the requirements of the Ministry of Justice
- b) The programme for post investigation assessment
- c) Provision to be made for analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall only take place in accordance with the approved Written Scheme of Investigation including the requirements set out under 1-6 of this condition. The development

shall not be occupied until the site investigation and post investigation assessment have been completed in accordance with the programme set out in the approved Written Scheme of Investigation and requirements set out in 1-6 of this condition and the provision made for analysis, publication and dissemination of results and archive deposition have been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park.

Additional condition No. 19:

19. No work on site (including site clearance) with the exception of the demolition of existing structures to floor level, shall take place until a detailed foundation design, drainage details and service provision, together with a method statement for their construction, have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the approved detailed foundation, drainage and service design schemes.

Reason: To ensure the preservation in situ wherever possible of archaeological features and burials that the site might contain in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park.

Item 3i - 47 Barton Drive, Barton on Sea, New Milton (Application 17/10590)

1 Additional letter of objection from the agent acting for the occupier of 49 Barton Drive, which has also been sent to Members of the Committee.

The summary of issues is as follows:

- Moving the extension an extra 1 m from the boundary is not considered to be significant
- Impact on south facing window of No 49
- Further single storey extension to the lawful 2 storey part
- The single storey extension will not have a minimal impact on No 49.
- Overbearing impact and loss of light
- Larger area of flank wall along the boundary
- Visual intrusion
- Comments on determination of LDC and additional single storey element

Item 3j - 47 Stanley Road, Lymington (Application 17/10593)

Section 4 Relevant Planning History, needs to be corrected as the planning appeal has been lodged against application 17/10037, NOT 08/92611 as stated.

Item 3(m) - The Fusion Inn, Queen Street, Lymington (Application 17/10644)

The associated application for Listed Building Consent referred to in paragraph 6.2 of the report was refused consent on the 28th June 2017 (not granted as stated).

The Highways Engineer has objected to this application on the grounds that the proposed lanterns on the front elevation would be too low and therefore lead to obstructions to pedestrians. As a result the following reason for refusal is added to the recommendation at Section 15 of the report:

2. The lanterns would result in an obstruction to pedestrians using the footway by virtue of their mounting height and would therefore be considered not to be in the interest of the safety or convenience of users of the highway contrary to policy CS2 of the New Forest District Council Core Strategy.

Item 3(n) - Land of Eastern Road, Lymington (Application 17/10098)

As mentioned in paragraph 14.3.3 of the report amended plans have been submitted in order to improve the appearance of the side elevations (east and west) of the proposed three storey building and to include two rooflights in the rear elevation with cill heights a minimum of 1.7m above finished floor level (Plots 1 and 2). These revisions have been the subject of re-consultation, the time for which does not expire until 11th August 2017. As a result the recommendation at Section 15 of the report is revised as follows:

That the Service Manager Planning and Building Control be **AUTHORISED TO GRANT PERMISSION** subject to:

- i) The receipt of no new material objections being received in response to the further publicity by 11 August 2017; and
- ii) The imposition of the conditions set out in Section 15 of the report.

The Conservation Officer has been involved closely in the submission of these amended plans, which overcome his concerns.

In addition two further letters of objection have been received raising concerns already referred to in Section 10.1 of the report.

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