

**PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 9 AUGUST  
2017**

**UPDATES FOR COMMITTEE**

- 6. COMMITTEE UPDATES (Pages 1 - 2)**

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## PLANNING DEVELOPMENT CONTROL COMMITTEE - 9 AUGUST 2017

### COMMITTEE UPDATES

#### Item 3(c) - Land in Whitsbury Road, Fordingbridge (Application 17/10150)

As alluded to in paragraph 14.31 of the report the matter of how the transportation contribution is to be secured remains to be resolved, as a result the recommendation is revised at Section 15 of the report to add:

- iii. resolution of the mechanism for securing the agreed transportation contribution and the delivery of the identified highway schemes.

Two further letters of objection have been received raising concerns that are already referred to in paragraph 10.1 of the report.

Since the report was published the Urban Design and Landscape Officer has commented on the amended plans. He has now confirmed that this is a well-designed scheme, sympathetic to its rural edge context and efficiently using space to maximise the number of homes within a comfortable and green environment. Compromises have had to be made to keep maintenance costs reasonable but the overall result will create a pleasant place to live. He recommends revising the wording of suggested condition No. 14 as the scheme requires further work to ensure that it achieves the required quality as follows:

14. Notwithstanding the details shown on the submitted plans and before the development commences a detailed 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) the treatment of the boundaries of the site and other means of enclosure;
  - e) a detailed specification for all soft and hard landscape works and features to be carried out / provided within the SANGS land;
  - f) a detailed design for the children's play area;
  - g) 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 then only in accordance with those details.

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).

Hampshire County Council Highway Engineer has now commented in respect of the revised plans and raise no objection to the application subject to the provision of the agreed transport contribution, the provision of a full travel pan, the provision of vehicular access form Whitsbury Road and the following additional condition:

29. Full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted in writing to the Local Planning Authority for written approval prior to the commencement of the development. The

approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

The Tree Officer has commented further that there are no major tree issues and that it would have been fairly easy to make some minor changes to overcome any objections. If minded to grant consent it is suggested the best condition to impose would be to include the Barrell Tree Protection Plan and Arboricultural Method Statement which is already included in the recommendation (condition no. 25).

The Environmental Health Officer has recommended a further condition as follows:

30. Prior to works commencing on site a written Dust Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved DMP shall consider all aspects of the works being undertaken on site, and include mitigation measures which follow good practice and are site specific. The approved DMP shall be retained and maintained thereafter until the demolition and construction phases have been completed.

Reason: To ensure that the proposed development does not generate levels of dust that would be detrimental to the amenities of the area and to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

**Item 3(d) - Downton Manor Farm Christchurch Road Downton Milford on Sea  
Application No. 17/10394**

Milford on Sea Parish Council has commented on the revised plans and state that they have allayed their concerns and are not now objecting to the application.

There is an error in paragraph 14.3 of the report, the sentence starting in the third line should read: "The reuse of buildings is considered to be not inappropriate under para 90 of the NPPF....."

**Item 3 (e) - Crown Inn, Ringwood Road, Bransgore (Application 17/10398)**

Since the drafting of the report, the proposed advertisements have been implemented and therefore the photographs to be displayed at the meeting will show them, rather than the previously displayed signs.

The Highway Authority has commented raising no objection to the proposals.