



**PLANNING DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 11
OCTOBER 2017**

UPDATES FOR COMMITTEE

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PLANNING DEVELOPMENT CONTROL COMMITTEE – 11 OCTOBER 2017

COMMITTEE UPDATES

Item 3(a) - Land at rear of 4-12 Shaftesbury Street, Fordingbridge (Application 17/10222)

The Engineering Design and Drainage Officer has raised no objections to the proposal subject to a condition which is included in the recommendation as condition 10.

The Conservation Officer has confirmed that he is of the opinion that the proposed dwelling would be acceptable and could sit comfortably as a high quality background building within its plot. The intention is to create a dwelling that appears like a run of low outbuildings to the rear of the existing set of terrace houses which is not an uncommon building type in this historic town.

The Applicant has confirmed that foul sewage from the proposal would connect to the drain run at the rear of 4-12 Shaftesbury Street.

One further letter of objection has been received raising concerns already referred to in the report and also stating that the building would be of a poor design.

Item 3(b) - 2 High Street, Ringwood (Application 17/10538)

Clarification :

The recommendation for this application is **Approve Listed Building Consent subject to conditions.**

The report includes the previous (July) report to this Committee which recommended refusal (see paragraphs 12.10 - 12.18).

The re-assessment of the case, after considering the options (a-d), is set out in paragraphs (12.5 - 12.9).

The final Para 12.9 summarises the current officers' position as follows:-

"As such the application is recommended for approval with conditions to cover the submission of details of the exact position of the original movement and pendulum along with exact details of the dial and hands to be submitted and approve prior to any works commencing"

Condition 3 is updated as follows:

"Before development commences, detailed drawings of the position of and method in which the pendulum and mechanism of the clock will be retained within the cupboard shall be submitted to the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

Item 3(d) - 34 Arnwood Avenue, Dibden Purlieu, Hythe (Application 17/10960)

Letter from the applicant:

- The side extension is a bedroom
- There are other examples in the road of forward projecting extensions and porches
- Careful consideration was given to the proposal prior to submission to minimise its impact and make it less imposing, the porch continues the line of the current porch and uses matching materials
- The extension will remain recessed from the neighbour and it will only be visible directly outside or opposite
- The extension is required to accommodate the applicant's son due to local housing market
- Sufficient car parking is retained.

Item 3(e) - Land at Flaxfields End, Fordingbridge (Application 17/10961)

The comments from the public mentioned in the report were received before the application was re-advertised following more information coming to light in relation to localised flood risk. The application has been re-advertised and the consultation period expires on 12 October 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 12 October 2017; and
- ii) The imposition of the conditions set out in Section 15 of the report.

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

One letter has been received in support of this application stating that trees were removed from the site in line with the previous planning approval and that all other matters were considered by the Inspector in dismissing the recent appeal and the only outstanding matter is in relation to flood risk which this application addresses.

Item 3(f) - Chessel House, Fernhill Lane, New Milton (Application 17/10973)

One further letter of objection has been received raising concerns already referred to in paragraph 10 of the report.

Item 3(j) - Forest Gate Business Park, Christchurch Road (Former Wellworthy Site), Ringwood (Application 17/11080)

Condition No. 11 in the recommendation is revised to make it clear that no deliveries should take place on Sundays or recognised public holidays:

11. No delivery activity shall take place on the site in connection with the approved use other than between the hours of 8:00am and 21:00 Monday to Fridays, and 8:30 am and 17:00 on Saturdays and at no time on recognised public holidays and Sundays.

Four further letters of objection (including one on behalf of New Forest Hotels Plc) have been submitted raising the following additional concerns: this would be the biggest hotel in the New Forest which will result in the loss of small individual businesses, traffic noise impacts, the proposal would be contrary to the National Planning Policy Framework and Policy CS17 of the Core Strategy and Policy RING3 of the Local Plan Part 2 as the hotel use is not an employment use and no case demonstrating lack of need for the employment allocation has been put forward, there is no shortage of hotel bed spaces in the area and increased traffic danger.

The applicant has written further in support of the application stating that based on standard operations across the business the hotel will provide approximately 29 jobs (19 full time and 10 part time positions). In addition the local job generation is likely to result in an additional 24 non-related jobs which will arise from the circa £1.3m economic benefit to the tourism economy. It is also confirmed that indicative landscaping proposals have been submitted with the application and that details would be secured by the proposed conditions (nos. 5 and 6).

Paragraph 14.3.4 of the report needs clarifying as it should say that there are no hotels equivalent to that proposed in Ringwood. It is recognised that there are other hotels, guest houses and B and B's in the town.

In response to concerns about the impact of the development from wider views across the Forest a photograph has been taken from "Smugglers Road" to the east of the site which shows the existing development on the site and illustrates the fact that the building will be seen amongst other large buildings on this industrial estate and that it will be unlikely to adversely impact on this view. A plan and a photograph will be available at the meeting.

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