

PLANNING COMMITTEE - WEDNESDAY, 10 JANUARY 2018

UPDATES FOR COMMITTEE

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PLANNING DEVELOPMENT CONTROL COMMITTEE – 10 JANUARY 2018

COMMITTEE UPDATES

Item 3(a) - Glendalyn, Fernhill Lane, New Milton (Application 16/11586)

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

The applicant has requested that the application is deferred because the end operator needs to make some changes to the scheme in order for it to be operationally viable for them to take the scheme forward and build out the care home (for which there is an identified need in the District). Officers are happy to agree to this request on this occasion as a deferral would allow amendments to be made to the application for further consultation. As a result the **RECOMMENDATION** is changed to:

DEFER to allow further negotiation.

Item 3(c) - Land adjacent Godwins Mede, Poplar Lane, Bransgore (Application 17/11414)

Two further objections to the proposals have been received raising concerns that are already referred to in paragraph 10 of the report.

Item 3(d) - The Salvation Army, Roundhill, Fordingbridge (Application 17/11517)

One further letter has been received in support of the application.

Item 3 (e) - North End Cottage, North End, Damerham, Fordingbridge (Application 17/11520)

1. An additional letter has been received from the applicant's agent which has already been sent to Members of the Committee.
2. Additional comments have been received from Damerham Parish Council, which have already be sent to Members of the Committee, but are set out below:

NORTH END COTTAGE, DAMERHAM REF. 17/11520

North End Cottage, although not listed, is an important building in the village of Damerham. It is one of a number of thatched cottages shown on maps of the village dating back to 1876. It is an asset to the Conservation Area. It therefore deserves the best possible treatment.

It was unfortunately left empty for some considerable time following the death of the previous elderly and infirm occupant and the subsequent sale to the present owners and applicants.

The plans before you aim to bring new life back into the property and bring it up to the standard required for 21st century living.

There are two unsightly and decrepit lean to extensions which have been tacked on to the cottage in the past. The plans allow for the demolition of these extensions which will enable the original features of the walls of the cottage to be revealed thereby enhancing its overall appearance.

The proposed new extension and entrance porch will be constructed in materials which will be much more in keeping with the original cottage and will greatly enhance the visual image of this important building. The new extension floor area will match that of the two demolished extensions thereby the plans to stay within the confines of the DM20 30% rule.

In addition the applicants are not proceeding with the erection of a double garage and retaining wall which had previously been given planning permission, indeed the proposed extension will cover part of the footprint of this garage. The previously approved plan for the garage and wall would have almost completely blocked the view from the road to the trees and river beyond. The plans now submitted will allow for a much greater open view from the road.

Damerham Parish Council asks the Committee to approve this application.

Item 3 (g) - Land of Buckland Granaries, Sway Road, Lymington (Application 17/10854)

Hampshire County Council Flood and Water Management Team have commented again and requested further information and clarification about the proposals. This matter can be dealt with by condition 19 in the recommendation, revised wording of condition no. 20 and an additional informative note as follows:

20. Before development commences details of the means of the future maintenance of the sustainable urban drainage system, including information on who is going to be undertaking the general maintenance regimes and evidence that those maintaining the drainage system are in discussion with the developer, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

Informative Note:

7. In relation to conditions 19 and 20 the County Council Flood and Water Management Team advise that information on the proposed surface water discharge design must include the following:
 - a) Plans of surface water drainage and any SuDS featured in the scheme including calculations for sizing of SuDS features.
 - b) Identify areas that may have been affected by failures in the existing drainage regime.
- Sufficient information on the correct number of treatment

stages in the surface water management train according to SuDS Manual (C753).

- Existing and proposed run-off calculation to be provided (1 year & 1:100 year plus climates change).
- Existing and proposed volume calculations to be provided (100 year, 6 hour rainfall event).
- Information on who is going to be undertaking the general maintenance regimes and evidence that those maintaining the drainage system are in discussion with the developer.
- Calculation to confirm that enough storage/attenuation has been provided without increasing the existing rate or volume of run-off is required. This must be shown for the 1:100 year storm return period plus a suitable allowance for climate change.
- Exceedance flows are considered in the event of the pipe being non-operational. Evidence that Exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.
- An allowance of 10% must be added to all impermeable areas to allow for urban creep.

Amended plans have been submitted which improve the relationship of the proposed houses on plots 5 and 6 to the existing dwelling at Stable Cottage. The first floor layout of these two dwellings has been reversed such that only rooflights are proposed in the rear (south) elevation facing Stable Cottage (in place of the previously proposed 3 bedrooms each with Juliet balconies) which serve two bedrooms and a bathroom for each of the two dwellings.

A line of text is missing from the top of pages 76 and 77 of the report respectively as follows:

However, it is the Highway Authority's view that the proposed site layout... (top of page 76)

h) Ecology Impacts. The Council's Ecologist raises no objection subject..... (top of page 77).

Finally, the Conservation Officer has commented further that he is happy with the revisions to the roof pitch of Plots 8-10. However, he maintains his concerns about the layout of the central courtyard and has made suggestions about how this can be improved. The Applicant has indicated that they would be prepared to make the changes which are likely to need to be the subject of further negotiation.

As a result the **RECOMMENDATION** is changed to:

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

- i) The receipt of no new material objections to the submitted amended plans before 25th January 2018
- ii) The provision of a satisfactory layout for the central courtyard
- iii) The imposition of the conditions set out in the report and any further conditions that the Service Manager Planning and Building Control deems appropriate.