

PLANNING COMMITTEE - WEDNESDAY, 13 JUNE 2018

UPDATES FOR COMMITTEE

- 5. COMMITTEE UPDATES (Pages 1 - 8)**

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PLANNING DEVELOPMENT CONTROL COMMITTEE – 13 JUNE 2018

COMMITTEE UPDATES

Item 3(a) - 3 Strides Lane, Ringwood (Application 17/11246)

The following additional condition is required in order to reduce waste water discharge that may adversely affect the River Avon Special Area of Conservation:

7. The installation of fittings and fixed appliances in the dwelling(s) hereby approved shall be designed to limit the consumption of wholesome water to 110 litres per person per day in accordance with Regulation 36(2)(b) of Part G of the Building Regulations 2010 as amended.

Reason: The higher optional standard for water efficiency under Part G of the Building Regulations is required in order to reduce waste water discharge that may adversely affect the River Avon Special Area of Conservation by increasing phosphorous levels or concentrations and thereby contribute to the mitigation of any likely adverse impacts on a nationally recognised nature conservation interest.

Item 3(b) - 54 Belmore Lane, Lymington (Application 17/11702)

7 further objections have been received raising concerns about the impact on protected trees and trees in neighbouring gardens which are not protected; the gradient of the public footpath at the front of the site and matters that are already referred to in paragraph 10.2 of the report.

The Tree Officer has commented further in relation to the protected trees, on and adjacent to the site and, as set out in the report, raises no objection to the application subject to the conditions listed in the recommendation and the following additional condition:

14. No development, demolition or site clearance shall take place until the following has been provided:

Structural engineers detailed cross section drawings and specifications for the above ground pile and beam foundations as specified within Phase 2 of the Arboricultural Method Statement ref TPP.AMS.29.05.18 date 29.05.2018.

A sample of the exact cellular confinement system product to be used as illustrated and detailed within the submitted tree protection plan ref TPP.AMS.29.05.18 date 29.05.2018 shall be submitted to and approved in writing by the Local Planning Authority.

Development shall only take place in accordance with these approved details.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

Condition No. 2 in the recommendation needs to be revised to include the following plans

Item 3(c) - The Dome, 121 Barton Court Avenue, Barton on Sea, New Milton (Application 18/10060)

- The report should be updated to include reference to policy CS24 (Transport Considerations) and the Parking SPD. It should be noted that these policies have both been considered in the determination of this application.
- A letter has been received from Shoreacre Freehold Limited addressed to all Members raising issues referred to in 10.2 of the report and that contributions requested on a previous application have not been paid and that there is no provision for cycles.
- Further letter from Shoreacre Freehold Limited following publication of Committee Report concerned with the lack of reference to CS24 and bin/cycle store requirements; the reporting of the Town Council comments and a request that permission should not be granted unless unallocated parking can be achieved.
- The Highway Authority has responded with the following further comments:

‘The Highway Authority initially responded to this application with comments dated 14th Feb 2018. As the application fell under the remit of standing advice, the Highway Authority did not provide further comment.

Following a request from Nichola Windebank on 20th March, the Highway Authority was asked to comment on parking due to local public interest in the development. The Highway Authority issued a response on 16th April with a holding objection to request parking details as none had been submitted under the application.

On 15th of May the Highway Authority recommended no objection, subject to the condition that all parking spaces were unallocated. Whilst this would result in a shortfall against the Parking Standards as set by NFDC, and you may wish to form an objection on these grounds (parking does not meet your SPD), the shortfall is not deemed to be of a significance that would cause a viable highway concern – i.e. 2 spaces short which can be realistically be accommodated locally.

Having reviewed this application, the Highway Authority would look to NFDC in their role as the local parking authority to ascertain whether the submitted parking details are acceptable when compared to their own standards.’

- The applicant has also sent all Members a letter clarifying the bin store and parking situation.

Item 3(d) - Site of Solent Works, North Close, Lymington (Application 18/10101)

The description of the development needs to be amended to include changes to the rear elevation (as well as the front and sides).

The Environmental Health Officer (Contaminated Land) has commented further and raises no objection subject to the imposition of conditions 10, 11 and 12 which are included in the recommendation.

Item 3(f) - Amberwood, 91 Milford Road, Pennington, Lymington (Application 18/10403)

Condition 3 amended as follows:

The existing hedge trees and plants on the north (front) boundary of the site with Milford Road shall be retained and maintained. Any trees or plants within this hedge which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To minimise the visual impact of the proposed development within the street scene and to comply with Policy CS2 of the Local Plan for New Forest District outside the National Park (Core Strategy)

Item 3 (g) - Oak Nursery School, 11 Long Lane, Holbury, Fawley (Application 18/10176)

- Details of marketing (and associated limited response) have been forwarded on behalf of the applicant.

Item 3 (h) - 21 Kennard Road, New Milton (Application 18/10198)

The Highway Authority has provided further comments as follows:

'The Highway Authority initially objected to this application on 06th March 2018 on the grounds of inadequate access and cycle storage, and due to concerns that the vehicle parking quantum was low and did not conform to the NFDC Parking Standards which could onwards become a highway concern.

After amended plans were submitted, the Highway Authority reissued comments on 15th May, confirming the proposed access was acceptable. It was noted that the cycle store and vehicle parking issues remained unchanged.

It was onwards outlined that the Highway Authority would look to NFDC in their role as the local parking authority to ensure that their parking standards were adhered to given that obstruction and visibility issues could occur if this were not the case, which would be of concern to the Highway Authority.

The Highway Authority has no objection to either scheme, subjected to the proposed conditions and NFDC ensuring that their Parking Standards SPD is fully adhered to.'

Item 3(i) - Jaluch House, 5 Deweys Lane, Ringwood (Application 18/10231)

The following additional condition is required in order to reduce waste water discharge that may adversely affect the River Avon Special Area of Conservation:

7. The installation of fittings and fixed appliances in the dwelling(s) hereby approved shall be designed to limit the consumption of wholesome water to 110 litres per person per day in accordance with Regulation 36(2)b of Part G of the Building Regulations 2010 as amended.

Reason: The higher optional standard for water efficiency under Part G of the Building Regulations is required in order to reduce waste water discharge that may adversely affect the River Avon Special Area of Conservation by increasing phosphorous levels or concentrations and thereby contribute to the mitigation of any likely adverse impacts on a nationally recognised nature conservation interest.

3(j) - Land adjacent Godwins Mede, Poplar Lane, Bransgore (Application 18/10240)

The following additional condition is required in order to reduce waste water discharge that may adversely affect the River Avon Special Area of Conservation:

6. The installation of fittings and fixed appliances in the dwelling(s) hereby approved shall be designed to limit the consumption of wholesome water to 110 litres per person per day in accordance with Regulation 36(2)b of Part G of the Building Regulations 2010 as amended.

Reason: The higher optional standard for water efficiency under Part G of the Building Regulations is required in order to reduce waste water discharge that may adversely affect the River Avon Special Area of Conservation by increasing phosphorous levels or concentrations and thereby contribute to the mitigation of any likely adverse impacts on a nationally

Item 3(k) - Lake House, Woolmer Lane, Blashford, Ringwood (Application 18/10274)

The applicant has written further setting out the situation regarding whether or not a sequential test is required in relation to flood risk having regard to the location of the site within Flood Zone 3. This accords with your Officers' view, as set out in paragraph 14.6.1 of the report.

There is an error in paragraph 14.3.2 of the report. In the 5th line it should read "policy would therefore allow a maximum floorspace of 165 square metres".

For information, the percentage increase above that permissible under policy would be 281%.

The objection referred to in paragraph 10.2 of the report was not written by the person whose name appears on the letter. As a consequence this comment must be disregarded.

Item 3 (l) - 27B St Thomas Street, Lymington (Application 18/10277)

- 2 further letters of support received from nearby property owners suggesting new residential will enhance vitality and improve the Conservation Area
- Amended Conservation Officer comments confirming the two remaining front dormers are still too large, roof infill reduced only very slightly in size and will appear out of keeping due to sloping sides, Lymington Conservative Club is an example of a more appropriate infill - large enough for head height but not 4 bathrooms and therefore the objection is maintained. Suggests conditions if a motion to approve is put forward
- Revised Lymington and Pennington Town Council comments confirming recommendation of permission and would not accept a delegated refusal
- Letter of support from the applicants has been circulated to all Members referring to the need to secure the building and business for the future

Item 3(m) - 3 Lyme fields, Milford on Sea (Application 17/10477)

Condition 2- needs to be amended as follows: Plan PP-002 needs to be deleted and plan PP-010 needs to be added

2. The development permitted shall be carried out in accordance with the following approved plans: PP-001, PP-003, PP-004, PP-005, PP-005A, PP-005B; PP-006, PP010; PP-010B, PP-011, PP-011B, PP-012, PP-012B, PP-013, PP-015, PP-016, PP-017, PP-018.

Reason: To ensure satisfactory provision of the development.

There is also an additional condition:

4. No other first floor windows other than those hereby approved shall be inserted, or alterations to the windows shown on the approved plans on the north or south elevations of the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

A statement has been sent to all Committee Members, directly, by the applicant's agent

Item 3(n) - Dell Cottage, Buckland Dene, Lymington (Application 17/10386)

Condition 2 needs to be amended as follows to take account of amended plan received on 17.5.18

2. The development permitted shall be carried out in accordance with the following approved plans: Amended plan 100 (received on 17/05/18), and 102.

Reason: To ensure satisfactory provision of the development.

Amend Condition 3 as follows:

3. Before development commences a scheme of landscaping of the northern frontage of site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- (a) the existing trees and shrubs which will to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) 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. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the garage is appropriate to the setting and character of the area and to comply with Policy CS2 of the Local Plan for New Forest District outside the National Park (Core Strategy).

Item 3(o) - 39 Marley Avenue, New Milton (Application 18/10416)

Amended OS site plan identifying the correct site (attached)

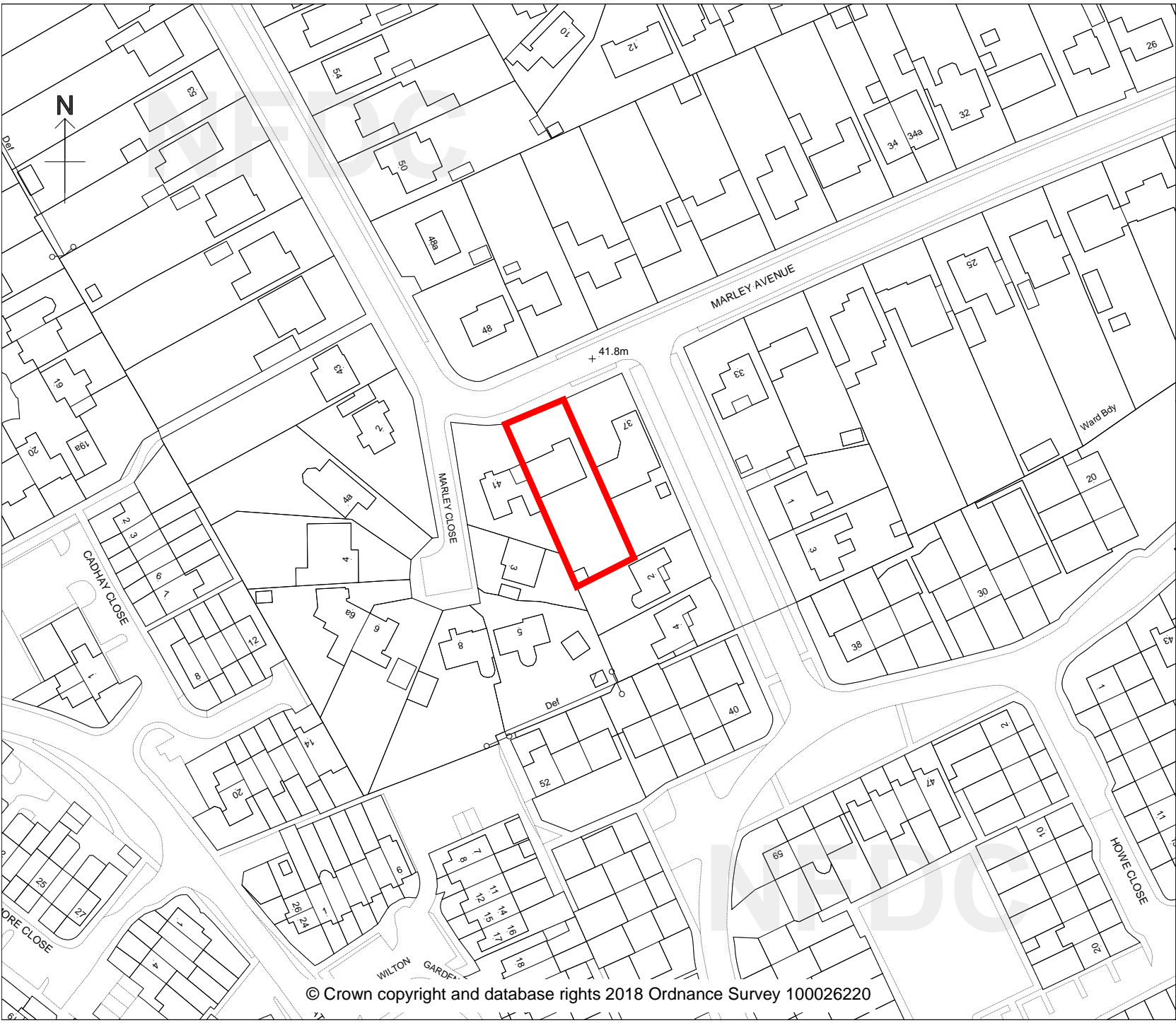
An additional letter has been sent directly to all Committee Members by the applicant's agent

Item 3(p) - North End Cottage, North End, Damerham (Application 18/10423)

Update reason for the submission to the Committee to include a contrary councillor view

Section 5, add the following Councillor comment: The proposed extensions and rear porch represents a sympathetic replacement/additions to the building and are appropriate within the Conservation Area and AONB

A statement has been sent to directly to all Committee Members by the applicant's agent



New Forest

DISTRICT COUNCIL

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Planning Development Control Committee

June 2018

Item No: 30

39
 Marley Avenue
 New Milton
 18/10416

Scale 1:1250

N.B. If printing this plan from
 the internet, it will not be to
 scale.

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