

PLANNING COMMITTEE - WEDNESDAY, 8 AUGUST 2018

UPDATES FOR COMMITTEE

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PLANNING COMMITTEE – 8 AUGUST 2018

COMMITTEE UPDATES

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

Four further letters of objection have been received which raise concerns about the bin and cycle stores being visually intrusive, a health hazard/smells and that people leaving the beach may place their rubbish in the bins. Concerns are raised about the indicated location of the bin store which could give rise to nuisance and obstruction to traffic. Alternative suggestions are made for the location of the bin and cycle stores.

Item 3(b) - Perhaver, Barton Common Road, Barton-on-Sea, New Milton (Application 18/10124)

The applicant has submitted additional information in respect of ecological and drainage issues.

The Ecologist has now commented and raises no objection subject to conditions to secure mitigation and enhancement measures.

The drainage information was only received last week and we have not received a response to the consultation to the County Council. However, this matter is, as set out in the report, likely to be able to be resolved and does not feature in the recommended reason for refusal.

A further letter has been received from the project manager for Creek House to the west of the site stating that the planning permission for Creek House is for four houses formed by extending the existing building (and part demolition) with two detached houses at the rear.

In addition the following paragraph needs to be inserted in the assessment (after paragraph 14.19):

14.20 The LPA is not currently able to demonstrate a 5 year supply of housing land when assessed against its most recent calculation of Objectively Assessed Need. Relevant policies for the supply of housing are therefore out of date. In accordance with the advice at paragraph 11 of the NPPF, permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate that development should be restricted. In this case, it is considered that the adverse impact of the proposed development would significantly and demonstrably outweigh the benefits of the development.

Item 3(c) – 63 High Street, Lymington (Application 18/10361)

Section 2 of the report to be updated as follows:

2. DEVELOPMENT PLAN OBJECTIVES AND POLICIES

Under the policy section the reference to S15 of the National Planning Framework should refer instead to Section 16 Historic Environment

Item 3(d) – 63 High Street, Lymington (Application 18/10368)

Section 2 of the report to be updated as follows:

2. DEVELOPMENT PLAN OBJECTIVES AND POLICIES

Under the policy section the reference to S15 of the National Planning Framework should refer instead to Section 16 Historic Environment

Item 3(e) – Land of 39 Salisbury Road, Totton (Application 18/10724)

Amended plans and reports were received on 6 August 2018 as follows:

- Site/location plan dwg. 20
- Proposed site plan dwg. 22 rev B
- Block Plan dwg. 21 rev B
- Proposed plans and elevations for plots 1-4 dwg. 24 rev A
- Proposed plans plots 1-4 dwg. 23 rev A
- Proposed plans and elevations for plots 5-8 dwg. 26 rev B
- Proposed plans plots 5-8 dwg.25 rev B
- Proposed street scenes dwg. 27 rev B
- Proposed piling design dwg.28 rev B
- Proposed landscape plan dwg.31
- Planning Statement
- Design and Access Statement
- Tree report
- Proposed materials

- All consultees and neighbours were re-notified on 6 August 2018 with 21 days for comments
- Amended plans site notice has been posted dated 6 August 2018 giving 21 days for comments

The report also to be updated as follows:

4. RELEVANT LEGISLATION AND GOVERNMENT ADVICE

NPPF should refer to

- Section 11 Making effective use of land
- Section 12 Achieving well designed places

13. WORKING WITH APPLICANT

Should refer to paragraph 38 of the NPPF, not as shown

15. RECOMMENDATION

Change to:

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

- i) No new material objections being received by the 27 August 2018 in relation to the amended plans that have not already been considered by the Committee; and
- ii) The imposition of the conditions as set out below and as may updated by the Service Manager, at his discretion

The conditions set out in the report to be updated/amended as follows:

Condition 2 to be amended to refer to the revised plans set out above.

New condition regarding construction management as follows

Condition 12 – Prior to the commencement of any part of the development including site clearance works a construction management plan shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall include the following details for approval

- Times, hours and days of working on site
- Methodology of piling including times, days and operation of same
- Parking of all construction vehicles and trades people working on or visiting the site
- Position of any site compound
- Delivery times and days of delivery to the site
- Location of any amenity facilities for construction staff

The development shall not be carried out other than in accordance with the plan as may be approved.

Reason – in the interests of the residential amenities of those living close to the site and to ensure that proper provision is made for construction staff and those visiting the site.

New condition requiring the removal of the advertisement boards

Condition 13 - Prior to the occupation of any of the residential units hereby approved the existing billboard advertisements situated on the Salisbury road frontage shall be removed.

Reason: In the interests of the visual appearance of the area and the amenity of local residents.

Item 3(g) - Land of 21 Walkers Lane, South Blackfield, Fawley (Application 18/19685)

Natural England has commented that they have no objection to the application and that they agree with the conclusions of the Appropriate Assessment that has been completed.

Item 3(i) – The Old Pump House, Marl Lane, Sandleheath (Application 18/10749)

One further letter of representations as follows:

“I just wanted to let you know that I found your report for the captioned planning application both well considered and comprehensive, and given the lack of essential information in the planning application, I believe that you have determined the correct conclusion in recommending that the application be refused.

However, I would like to clarify, to the best of my knowledge, the somewhat tortuous path of ownership of the Old Pumphouse as referred to in Item 14.2.4 of your report. I understand that the Sandle Manor Estate existed as a whole up to around 1936, when it was then disposed of in various lots. I believe that Sandle Grange (as it is now known) and the Old Pump House were within one of these lots. Eventually the owner of this lot decided to dispose of Sandle Grange and retain just the Old Pump House, which he used to return to from his various trips abroad. Eventually, upon his death, he left the Old Pump House to Mrs Susan Cunningham, who was his step daughter and who resides in Canada. Mrs Cunningham planned to renovate the Old Pump House as she felt emotionally attached to it, but in the event she apparently sold it to old friends of hers, Mr & Mrs Timmings, who live in Harrogate. Apparently the “Timmings” explored the possibility of developing the Old Pump House for residential use with a mezzanine floor (as now also proposed by the Applicants), but found that to conform with room heights under the Building Regulations, either the roof would have to be raised or the floor level would have to be lowered with associated underpinning of the building and the “Timmings” decided that development for residential purposes would not be financially viable. The “Timmings” therefore decided to sell the Old Pump House at auction where it was purchased by the Applicants for £65,000 I believe. In fact both I and Derek Melville, the owner of Hurley Farm, intended to bid for the Old Pump House (but not against each other) and following sympathetic refurbishment, use it as a workshop and for storage of garden/farm maintenance tools and machinery. It was not to be however as the bidding for the building raised the price above our budget. I hope this helps to clarify who actually put the Old Pump House up for auction”.

13. WORKING WITH APPLICANT AND INFORMATIVE NOTE 1

Should refer to paragraph 38 of the NPPF not as shown