

PLANNING COMMITTEE - WEDNESDAY, 12 SEPTEMBER 2018

UPDATES FOR COMMITTEE

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PLANNING COMMITTEE – 12 SEPTEMBER 2018

COMMITTEE UPDATES

Item 3 (c) - Argyle House, Ashley Road, New Milton (Application 18/10607)

CONSULTEE COMMENTS:

Planning Policy Section - This application seeks to redevelop a builders yard at Argyle House, 2 Lower Ashley Road, Ashley, New Milton for 8 dwellings. As this application relates to an employment site, policy CS17 is applicable. Policy CS17 seeks to retain existing employment sites and allocations for continued employment use. This application would result in the loss of an employment site, contrary to policy CS17. However, the site is narrow, in quite poor condition and tightly constrained by residential properties. The current builders yard use is therefore not considered to be appropriate given the site's context. Furthermore, redevelopment for residential would likely bring environmental and visual benefits. An exception to policy is therefore likely to be justified in this instance.

HCC Highways - In relation to the amended plans submitted; the site plan does not significantly alter the previous comments made by the Highway Authority. Previous issues and conditions would still apply in this instance. Previous conclusion was - No objection subject to confirmation from the case officer that the NFDC Parking Standards are being adhered to.

Item 3 (d) - Site of Arrachar, Fox Pond Lane Pennington Lymington (Application 18/10774)

An application has recently been submitted for a Lawful Development Certificate for retention of the existing partially constructed outbuilding on the site (ref: 18/11171). This is a separate issue, not relevant to the consideration of this application.

Item 3 (f) - The Old Mill, Barnes Lane, Milford-on-Sea (Application 18/10799)

Five further letters of support have been received in respect of these proposals.

Item 3 (g) - The Old Mill, Barnes Lane, Milford-on-Sea (Application 18/10800)

One further letter of support has been received in respect of these proposals.

In assessing this application for Listed Building Consent the National Planning Policy Framework (NPPF) gives clear advice at paragraph 196. In this case it has been established that the proposals would lead to "less than substantial harm" where the NPPF advises that this harm should be weighed against the public benefits of the proposal. This is set out in detail in the report at paragraphs 14.21 and 14.22.

Item 3 (h) - 11 Carlton Avenue, Barton on Sea, New Milton (Application 18/10832)

A letter has been circulated to all Members by Dr Janicki, 20 Naish Road, stating that the separation distances in the report do not take account of the conservatory to the rear of 20 Naish Road. The measurements quoted are to the main bungalow.

The following changes are therefore required:

Para 12.9 - Line three - change separation from 34 m to 30 m

Para 12.10 - Line four change separation from 26 m to 22 m

Item 3 (i) - Land off Mountfield, Hythe (Application 18/10838)

One further letter of objection has been received on the grounds already set out in paragraph 10 of the report.

Since the report was published we have received comments from the Landscape Officer raising concerns about the relationship of some elements of the scheme to existing vegetation and the barrier/dark zone and the likely implications of the levels changes that are likely to be required. In addition the need for the provision of public open space on the site needs to be more fully explored with the applicant. This will result in the need for further consultation with the relevant consultees on this matter.

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

DEFER in order to enable the concerns raised by the Landscape Officer to be resolved.

Item 3(l) – Aspen Cottage, Hythe Road, Marchwood (Application 18/10888)

7. PARISH/TOWN COUNCIL COMMENTS

Marchwood Parish Council: The Parish Council has noted the amended plans submitted by the developer and has discussed these amendments at a meeting held on the 3rd September.

The Parish Council now has no objection to this application and we are happy to leave the decision to the Officers concerned under their delegated powers.

8. CONSULTEE COMMENTS

HCC Highways - No objections to amended site layout plan Asp 021b Rev C showing revised parking and turning arrangements subject to future maintenance of visibility splays and parking/turning area to allow vehicles to enter and leave the site in a forward gear.

14. ASSESSMENT

New paragraph 14.5.5

Following the production of the report the Case Officer and Ward Member have been in discussions regarding the extent and adequacy of the turning area within the plot. The earlier site plan showed a closed garage and parking space in front of it and another parking space in front of the new dwelling. Aspen Cottage also showed a closed garage with a parking

space in front of it. This has now been amended with a new site plan which shows an open fronted car port for both the new property and Aspen Cottage. This then counts as one parking space per property. Aspen Cottage retains one surface parking space in front of the car port. The new plot retains one surface parking space in front of the proposed house. This then leaves the space in front of the car port serving the new dwelling free for additional turning space such as to allow both dwellings to access and exit in a forward gear. Each property will therefore have two parking spaces and a joint turning area. The Highway Authority have been consulted on the amended plan and they have no objections to the development as now planned.

New paragraph 14.5.6

On this basis then there is no highway safety issue with a recommendation of approval subject to a Section 106 Agreement which will require the maintenance of a joint visibility splay across the frontage of both dwellings, and a joint turning area to serve both dwellings. The change from a closed garage to an open car port for Aspen Cottage will be dealt with through a non-material amendment of that planning permission the application for which has just been received and which will be determined prior to the completion of the S106 and issue of the planning permission for the proposed dwelling.

15. RECOMMENDATION:

Clause (i) amended to read as follows:

- i) The applicant entering into a Section 106 Legal Agreement to secure the visibility splay and joint turning area to serve both the existing and new dwelling and that these works are completed prior to the occupation of the new dwelling.

Additional clause

- (iii) The Non material amendment relating to the garage/car port for Aspen Cottage to be approved prior to the issue of planning permission

Amendment to condition 2 to refer to the amended plans

- Site layout plan ASP 021b Rev C
- Location/block/elevation/floor plan ASP 020b Rev B

New condition 11

11. The open fronted car port hereby approved to serve the new dwelling shall be retained as such and no garage door or side walls shall be fitted at any future time.
Reason: To ensure that the car port is always available for use as a parking space in the interests of highway safety

Additional informative

3. The developer is reminded that this permission is subject to an agreement under Section 106 of the Town and Country Planning Act as amended which will secure the maintenance of the visibility splays required across the whole of the site frontage including Aspen Cottage as well as a joint access and turning area to serve both properties.

Item 3(n) – Fawley Independent Day Nursery, 1 Rolleston Road, Holbury, Fawley (Application 18/10921)

9. CONSULTEE COMMENTS

HCC Childrens' services

Thank you for drawing our attention to the HSE position with regards to this nursery expansion which will help us to consider a broader approach for childcare in this particular locality. Hampshire County Council has statutory duty to ensure sufficient early years and childcare is available for working parents, or parents who are studying or training for employment, for children 0 – 14 years of age (or up to 18 for disabled children). In September 2017 the government introduced further support for parents with the introduction of 30 hours childcare for working parents of children 3 and 4 year old. This policy complements the introduction of Universal Credit and Tax Free Childcare and we expect to see more families engaging in work. This is changing the demand for childcare requirement of more hours across the day, more days and more weeks in the year rather than the traditional model of part-time days and term time only.

We confirm that the closure of Oak Nursery and that of Forest First Nursery (adjacent area Holbury and Blackfield) has put some strain on the childcare market in this local area at this time. We are however, working with NFDC regarding the re-provision at the Forest First site and note from information you have provided limitation for childcare take up from the immediate residential area. We note that the expansion of Fawley Independent nursery from 40 places to 68 will retain the current numbers of children they have on most days. Please note that OFSTED is the regulator and the space requirement is set by legislation within the - Statutory framework for the early years foundation stage: Setting the standards for learning – section 3 Welfare Standards. We understand from latest Ofsted inspection report for Fawley Independent Nursery that the OFSTED registration already permits up to 70 children at any one time.

10. REPRESENTATIONS RECEIVED

One further letter of representation as follows –

I have read the letter that Ms Young sent to clarify the space and Ofsted numbers/rules. However I am not able, and would imagine others who are not in possession of the full building details, to verify whether there is 300 square metres of usable floor space in the building. If approval is granted to allow more children spaces, it should also specify, most importantly, that whilst the numbers of children should be governed by the Ofsted rules, administered by the nursery, the existing building footprint and height should remain the same as the current building approval. To reiterate, the existing building footprint and height should remain the same as the current building approval.

Item 3 (o) - 16-18 Southampton Road, Ringwood (Application 18/11004)

Ringwood Town Council – no objections