

**PLANNING COMMITTEE - WEDNESDAY, 12 JUNE 2019**

**UPDATES FOR COMMITTEE**

**6. COMMITTEE UPDATES (Pages 1 - 4)**

This page is intentionally left blank

## PLANNING COMMITTEE – 12 JUNE 2019

### COMMITTEE UPDATES

#### **Item 3(a) Club House, New Forest Water Park, Ringwood Road, Fordingbridge SP6 2EY (Application 18/11690)**

##### **10. REPRESENTATIONS**

A planning consultant acting on behalf of the applicant has written and made the following comments in summary regarding the officer's report

1. Emphasises the importance of the site as a recreational venue
2. Considers there was a need for a clubhouse and other facilities to support the use
3. Approved plans showed living accommodation followed by another permission for an extension to that accommodation
4. Manager accommodation is not a separate dwelling so Policy DM 20 is not relevant
5. Site as a whole is a single planning unit with a S106 agreement restricting the residential accommodation element. Envisaged that accommodation would be for manager and his family.
6. Confirms that children have now grown up and are paid managers in their own right
7. Extended family wish to stay together under one roof and need more space but purpose of building will remain the same.
8. Two planning issues are impact of building and if it complies with local policy.
9. Considers design is acceptable and blends well with existing building
10. Site is in the countryside and is a tourist facility with policy DM13 on tourism and visitor facilities more relevant. Requires development to be appropriate in design and scale and in keeping with the rural character with no significant harmful impacts. Considers proposal complies with this policy.
11. Also considers that development complies with policy CS3 and CS2.
12. Report refers to flat above garage which is incorrect.
13. Floorplans are not considered to be inaccurate as stated. Accommodation has a degree of being interchangeable with other functions of the building.
14. Using DM20 is the wrong approach. No original size to accommodation and this was never intended. DM20 is used to control the size of dwellings in the countryside as part of a housing stock.
15. Considers the extension does not need to be justified as stated.
16. No impact on wider landscape is acknowledged only impact is on applicant's view of the site.
17. Building is for accommodation for a recreational use with no impact on the public.

The agent has sent a separate email requesting that the application be deferred citing in his reasons that the report is inaccurate and misleading, and that the Council should not place any reliance on the report and recommendation.

#### **Item 3 (b) - 5 Sheridan Gardens, Totton (Application 19/10047)**

- Deletion of para.13.1 and notes in section 14.

**Item 3 (c) All Weather Sports Pitch, Applemore College, Roman Road, Dibden Purlieu, Hythe SO45 4RQ (Application 19/10094)**

**9. CONSULTEE COMMENTS**

Hampshire Fire Services have responded and offered standard advice regarding access to the site in case of emergency.

**Item 3 (d) - 34A Christchurch Road, Ringwood (Application 19/10112)**

One letter of support received from Goadsby estate agency, stating that although slightly reduced in floor area, the retail unit will still be a viable and attractive option following refurbishment. The external alterations will enhance the appearance of the building and site and are likely to enhance demand from potential buyers or tenants.

**Item 3 (e) - Land adjacent to Halyard House & rear of 4 Avenue Road, Lymington (Application 19/10194)**

- Summary of main issues should include Principle of residential development and The impact on adjoining residents together with an associated change to the wording of para.11.1.
- Deletion of paras 13.1, 13.2 and note 1 in section 4

**Item 3 (f) - Lambwood, Farmers Walk, Everton, Hordle (Application 19/10234)**

- Deletion of para 3.2
- Last sentence of 11.3 to be moved to the beginning of the next paragraph and read 'At the time of the original approval, the last lawful use of the premises was as lawnmower sales and repairs.'
- New para.11.5: Although it is understood the applicant would be happy with a variation of the condition, to allow 6 month lettings would be tantamount to a permanent dwelling. Whilst new residential accommodation would not normally be acceptable in this location, consideration should also be given to the fact that there would be no increase in the built form and it would enable continued use of a listed building. Furthermore, permission was granted for the Old Pine stores, a few doors to the south, for a change of use from retail to residential (18/11019). The loss of a commercial use which was previously of concern on the application site no longer exists and, given the benefits of the long term retention and use of this listed building it is considered that the proposed removal of condition 3 is acceptable within this context.

**Item 3 (g) - Seletar Cottage, 1 Old Farm Walk, Lymington (Application 19/10279)**

- Deletion of paras 11.15, 13.1, 13.2 and note 1 in section 14.
- Representation received from neighbour referring to permitted development and the other changes made to the property.

**Item 3 (h) - Glasshouse Studios, Fryern Court Road, Burgate, Fordingbridge  
(Application 19/10291)**

Revised wording of Condition 2(landscaping).

Within 3 months from the date of this decision, the following details shall be submitted to and approved by the Local Planning Authority.

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

With 6 months from the date of permission, the approved car parking layout as set out on Drawing No 001 Rev B and approved landscaping planting plan and schedule shall be implemented in full before the 31<sup>st</sup> December 2019. 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 achievement and long term retention of an appropriate quality of development and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

**Item 3 (j) - 9-11 Old Milton Road, New Milton (Application 19/10478)**

- Add 'This is an application for advertisement consent where the key issues are amenity and highway safety.' To the beginning of para 11.1
- Deletion of paras 13.1, 13.2 and note 1 of section 14
- Condition 8 is also to be deleted in view of the painting of the side gable wall not able to be considered as part of the advertisement application.

This page is intentionally left blank