

PLANNING COMMITTEE - WEDNESDAY, 11 SEPTEMBER 2019

UPDATES FOR COMMITTEE

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PLANNING COMMITTEE – 11 SEPTEMBER 2019

COMMITTEE UPDATES

Item 3 (a) - Land of the Old Cinema in Junction Road, Maynard Road, Totton (Application 18/11666)

1. One further letter has been received from the planning consultant on behalf of Asda, which continues to raise their concerns in relation to the close proximity of the proposed residential development next to the supermarkets delivery/ service yard. The letters goes onto state that further mitigation could be achieved through the design/ layout of the development.
2. To add a further condition to ensure the reconfigured car parking spaces on the site shown are provided prior to the occupation of the dwellings.

The development hereby permitted shall not be occupied until the spaces shown on plans 100 Rev C and 105 for the parking of motor vehicles and cycles have been provided. The spaces shown on plans 100 Rev C and 105 for the parking or motor vehicles and cycles shall be retained and kept available for the parking of motor vehicles and cycles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

3. Additional condition in relation to nitrates

Item 3 (b) - Abbeyfield House, 17 Herbert Road, New Milton (Application 19/10264)

1. The part of the final sentence of Section 1 of the Committee report which reads 'and the proposal does not make an affordable housing contribution, contrary to Policy CS15' should be deleted, as the scheme is for a net gain of nine dwellings for which an affordable housing contribution is not required.
2. The applicant has confirmed that refuse will be made available for collection in bags, which the Waste Section have confirmed to be acceptable.
3. The applicant has been informed that the proposal will need to mitigate its impact on nitrates entering the Solent, in line with the Cabinet Report on the matter. The applicant has been informed that a Grampian style condition will be used to address the matter and has been requested to agree to the Grampian condition approach in order to bring the proposal into compliance.
4. Since drafting of the Committee Report, two additional representations have been received citing the following reasons for objection:
 - Lack of provision for wildlife/biodiversity enhancement within scheme
 - The timing of the Committee date is criticised due to recent maintenance of the Council's website, limiting opportunity for access to documents.
 - The development is over-developed and out of character with neighbouring properties.
 - Insufficient amenity space around it on the site.

- Insufficient parking provision
- Undesirable precedent.
- It does not provide the correct type of properties required in the area.

Item 3 (c) - Fawley Refinery, Block 36B, Marsh Lane, Fawley (Application 19/10476)

Representations received

There has been one additional representation (from a lecturer at Bournemouth University) raising concerns in respect of the development's impact on air quality and human health.

Conditions

Conditions 5-8 have been amended to now read as follows:

Amended Condition 5

The works hereby approved shall be carried out in accordance with the Materials Management Plan (MMP) (Document No. F4ST-WGR-00-PL-036 Revision 1).

Reason: To ensure that it is known where material (site-won and imported) is re-used and disposed of, dependent on its suitability.

Amended Condition 6

The development shall be carried out in accordance with the Construction Environmental Plan (document number F4ST-WGR-00-EN547) and as updated by email dated 8th August 2019.

Reason: In order to ensure that the development take place in an appropriate manner and in order to safeguard the amenities of the area.

Amended Condition 7

At least one month prior to the scheduled commencement of the main mechanical contractor start and pre-assembled modules arriving to site for the block 36B development, the applicant shall submit for the written approval of the Local Planning Authority a detailed Travel Plan and those details shall have been approved before the actual commencement of the main mechanical contractor start and pre-assembled modules arriving to site for the block 36B development. The approved Travel Plan shall be fully adhered to from when the main mechanical contractor starts for the remaining duration of construction.

Reason: In the interests of highway safety.

Amended Condition 8

At least one month prior to the scheduled commencement of the main mechanical contractor start and pre-assembled modules arriving to site for the block 36B development, a Construction Management Plan, to include all of the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) the provision to be made on site for construction access;
- b) the turning of delivery vehicles on site;
- c) the provisions for removing mud from vehicles;
- d) lorry routeing include details of abnormal load convoy routes;
- e) a programme of works.

These details shall have been approved prior to the actual main mechanical contractor start and pre-assembled modules arriving to site for block 36B development. Thereafter, the approved details shall be fully adhered to from when the main mechanical contractor starts for the remaining duration of construction.

Reason: In the interest of highway safety.

Item 3 (f) - Land of Orchard House, New Valley Road, Milford-on-Sea (Application 19/10889)

1. A further representation including several photographs has been received from a local resident.
2. Comments have been received from Southern Water requesting Informatives:

No development or tree planting should be carried out within 3 meters of the external edge of the 300mm public foul gravity sewer without consent from Southern Water.

No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 meters of a public sewer.

All existing infrastructure should be protected during the course of construction works.

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.
3. The reason for condition 6 should read: In view of the characteristics of the plot in close proximity to a Local Nature Reserve and Flood Zone 3b, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the character of the area or increase the risk of flooding, contrary to Policies CS2 and CS6 of the Local Plan for the New Forest District outside the National Park (Core Strategy).
4. Additional condition relating to nitrates.

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