

PLANNING COMMITTEE - WEDNESDAY, 9 OCTOBER 2019

UPDATES FOR COMMITTEE

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

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PLANNING COMMITTEE – 9 OCTOBER 2019

COMMITTEE UPDATES

Item 3a - Land at Crow Arch Lane and Crow Lane, Ringwood (Application 18/11648)

1. Delete final sentence of para 11.17
2. Para 11.19 – amend open space commuted sum figure from £13,412.50 to £19,212.50
Southampton and Salisbury NHS Trusts have withdrawn their requests for funding.
3. Amend the following conditions to read:

Condition 2

The development permitted shall be carried out in accordance with the following approved plans:

PP1180-380-00 P Rev 4 (Street Elevation Final Phase)
PP1180-400-00 P Rev 4 (Amended Location and Masterplan)
PP1180-401/00 Rev P8 (Amended Site Plan)
PP1180-401/00 Rev P9 (Amended Site Plan)
PP1180-417-00 Rev P1 (Amended Floor Plans)
PP1180-410-01 Rev P2 (Amended Elevations)
PP1180-410-00 Rev P2 (Amended Floor Plans)
PP1180-411-01 Rev P2 (Amended Elevations)
PP1180-411-00 Rev P2 (Amended Floor Plans)
PP1180-412-01 Rev P2 (Amended Elevations)
PP1180-412-00 Rev P2 (Amended Floor Plans)
PP1180-414-01 Rev P2 (Amended Elevations)
PP1180-414-00 Rev P2 (Amended Floor Plans)
PP1180-415-00 Rev P2 (Amended Floor Plans)
PP1180-415-01 Rev P2 (Amended Elevations)
PP1180-416-00 Rev P1 (Amended Floor Plans)
PP1180-416-01 Rev P1 (Amended Elevations)
PP1180-417-00 Rev P1 (Amended Floor Plans)
PP1180-417-01 Rev P1 (Amended Elevations)
PP1180-417-02 Rev P1 (Amended Elevations)
PP1180-418-00 P Rev 2 (Amended Floor Plans)
PP1180-418-01 P Rev 2 (Amended Elevations)
PP1180-420-00 Rev P2 (Garage Plans and Elevations)
PP1180-421-00 Rev P1 (Garage Plans and Elevations)
PP1180-AHP1 Rev B (Amended Affordable Housing Plan)
PP1180-CP2 Rev A (Amended Cycle Parking)
PP1180-WMS1 Rev A (Materials Schedule Walls)
PP1180-RMS1 Rev A (Materials Schedule Roof)
LHS213-16-086/4004 (Proposed Upgrades Wiorks Extension Plan)
A130 LA17 Rev C (Amended Landscape Strategy)
A130 LA18 Rev B (Amended Planting Strategy)
A130 PP10 Rev B (Amended Planting Proposals)
A130 PP11 Rev C (Amended Planting Proposals)
16-086/500 Rev D (Amended Preliminary Drainage and Levels Plan)
16-086/501 Rev B (Amended Refuse Vehicle Swept Paths)

16-086/502 Rev B (Amended Fire Tender Swept Paths)
16-086/503 Rev B (Amended Car Swept Paths)
Southern Parcel Construction Management Plan (Odyssey July 2019)
Transport Statement (Vectos Dec 2018)
Supplementary Statement of Community Involvement (Newgate 2018)
Residential Travel Plan (Vectos Oct 2018)
Planning Statement (Terence O'Rourke Dec 2018)
Amended Highways Technical Note (Odyssey May 2019)
Drainage Strategy and Flood Risk Assessment (Odyssey May 2019)
Design and Access Statement (Pope priestly Dec 2018)
Middlemarch Environmental Arboricultural Impact Assessment and Method Statement revised December 2018 ref: RT-MME-129274-01 Rev A and the Middlemarch Environmental Tree protection Plan Ref: C129274-02-01-RevA dated November 2018
Implementation Plan for the avoidance of Recreational Impacts on European Sites (Terence O'Rourke - July 2019)

Reason: To ensure satisfactory provision of the development.

Condition 10

The development hereby permitted shall only be implemented in accordance with the Revised Construction Traffic Management Plan prepared by Odyssey (July 2019), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of Highway Safety

Condition 11

Prior to the commencement of residential development, the measures contained within the 'Implementation Plan For The Avoidance of Recreational Impacts on European Sites (dated July 2019)' shall be completed in accordance with the approved details, unless an alternative scheme is otherwise approved in writing by the Local Planning Authority.

Reason: To mitigate the impact of the development on protected European Sites in accordance with Policy DM3 of the Local Plan Part 2 and Habitat Regulations.

Condition 12

Before development commences above slab level, a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- a) Full details of the utilities/drainage crates within the open spaces to be adopted by the Council, including details of any above ground apparatus and restrictions and arrangements;
- b) Full details of existing trees, hedges and shrubs which have been agreed to be retained;
- c) A specification for new planting and its maintenance including species, size, spacing, location, tree pits and substrate and top soil prep;
- d) Areas for hard surfacing and the materials to be used, including details of paths of suitable all weather construction, including gravel surface with geotextile and wooden edges, using no-dig construction and geotextile cells where these pass within tree root zones;
- e) Full details of the means of enclosure and boundary treatments, including the design, height, materials and precise location of all fences and gates;

- f) Full details of benches and Combined Waste Bins Maintenance vehicle access and parking measures to open spaces
- g) Full details of pedestrian access links to the open space to the south of the Castleman Trail

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

Condition 16

Before any works commence on site above slab level, details of ecological enhancements to be carried out on the development site shall be submitted to and approved in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details.

Reason: To safeguard and enhance wildlife habitats within the site in accordance with Policy CS3 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management)

Item 3b - Land adjacent to Forest Lodge Farm, Fawley Road, Hythe (Application 17/11770)

1. A number of additional representations have been submitted. These comprise:
 - 3 additional Statutory Declarations, one being from the owner of Forest Lodge Farm, and the other two being from regular visitors to Forest Lodge Farm. The Statutory Declarations all confirm that prior to 2017, the buildings at Forest Lodge Farm were dry underfoot and that the only surface water was from rainwater running down the road into the property after heavy rainfall. No groundwater emergence was noted prior to 2017. Since 2017, however, (after the new estate had been built into the ground), water has been noted coming out of the ground behind the main domestic habitation unit at Forest Lodge Farm and through the expansion joints of one of the workshops on that site. A steep bank behind the main dwellings has also partially collapsed.
 - 3 further letters of objection have also been submitted from existing objectors, reiterating concerns set out in Section 10 of the main Committee report, particularly with regard to the drainage maintenance arrangements and the impact of the proposed drainage scheme on the neighbouring property at Forest Lodge Farm.
2. The Section 106 legal agreement referred to in Section 11.27 of the Report has been satisfactorily completed.

Item 3c - South Lawn Hotel, Lymington Road, Milford-on-Sea (Application 19/10841)

- Tree officer raised no objection

- Under paragraph 11.15 it states that the building rises to around 2.5 metres in height. This should be changed to 'Rising between 1.9 to 2.5 metres in height.
- Following the submission of further information, the ecological condition re-worded as set out below:

Condition 9

In accordance with the Daniel Ahern Ecology dated May 2019, and prior to the first occupation of the guest accommodation hereby approved, three Schwegler 1MF (or similar to be agreed in writing by the Local Planning Authority) swift and bat boxes shall be installed on the northern elevation and thereafter, unless otherwise agreed in writing by the Local Planning Authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Item 3d – Land North of School Lane, Milford-on-Sea (Application 19/10917)

Update – 5 extra objections

Item 3e - 19/10948 - Avonway Community Centre, 36 Shaftesbury Street, Fordingbridge (Application 19/10948)

Section 14. RECOMMENDATIONS Proposed conditions:

Delete condition 3 on page 82

Substitute with new condition 3.

3. Before any development works to the doors commence, samples of the materials and exact details, finishes and sections of the doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy and Policy DM2 of the Local plan Part 2 for the New Forest District outside the National Park.

Add extra condition 4

4. Before any development works to the canopy commence, details of the canopy to include samples, exact details, materials, finishes, sections and details of any junctions of the canopy with the existing building shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance in accordance with Policy CS2 of the Core Strategy and Policy DM2 of the Local plan Part 2 for the New Forest District outside the National Park.

Item 3g - Arrachar, Fox Pond Lane, Pennington, Lymington (Application 19/11072)

1. Both the neighbours and applicant have advised that cladding work has commenced to all buildings on site. The applicant has also provided reasons for this together with photographs.

2. The applicant has provided a photograph indicating the recent works to reduce the size of the rear bedroom window.
3. Condition 9 should be amended to include the word 'rear' between 'The' and 'window'.
4. 33 letters of support have been received referring the following:
 - The property has environmentally friendly features
 - It is a sympathetic replacement for the previous bungalow
 - It enables a local family to stay in the area
 - The cladding is in keeping
 - Fox Pond Lane has no distinctive style
 - Previous objections and refusals do not seem reasonable
 - The development is of a high standard
 - Self-builders should be encouraged
 - The applicant has supported local enterprises in the build and furnishing aspects
 - Refusal would be a retrograde step
 - Arrachar compliments others in the lane

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