

PLANNING COMMITTEE - WEDNESDAY, 13 NOVEMBER 2019

UPDATES FOR COMMITTEE

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

This page is intentionally left blank

PLANNING COMMITTEE – 13 NOVEMBER 2019

COMMITTEE UPDATES

Item 3(a) – 23/23a Market Place, Ringwood (Application 19/10428)

- The scheme is for a 2 bedroom flat and a 1 bed studio flat, so section 11.2 of the report needs to be amended accordingly.
- Amended Plan no. J.64.2017-20 has been received showing the position of the existing bin store. Condition no. 2 needs to be amended to reflect this addition.

Item 3(b) – South Street Centre, 16-20 South Street, Hythe

10. REPRESENTATIONS

One additional letter from a local resident re-iterating concerns regarding level of proposed parking. Provides information as to how the existing car park is used and the difficulties caused through indiscriminate parking at present. Suggests that the proposal will exacerbate the existing position.

Item 3(c) – Land rear of Fulwood, Park Lane, Milford-On-Sea (Application 19/10787)

- A revised Flood Risk Assessment has been received to support the revised drawing indicating a raised slab level. Further comments from the Environment Agency are awaited.
- Amended recommendation to read as follows:

That DELEGATED AUTHORITY be given to the Chief Planning Officer to grant planning permission subject to:

- i) An Appropriate Assessment being carried out under Regulation 63 of the Habitat Regulations and confirmation that there will be no adverse impact on matters of nature conservation importance by 14 February 2020;
- ii) Receipt of further comments from the Environment Agency; and
- iii) The imposition of the conditions set out in the report and as may be required by the Environment Agency.

Item 3(e) - 4 The Retreat, Totton (Application 19/11001)

10. REPRESENTATIONS

6 further letters of objection from local residents. Re-iterate concerns raised previously and state that the amended plans do not overcome these objections. Comments particularly point to access road difficulties and surface water issues. Additional surface water entering the track will further exacerbate the surface.

14. RECOMMENDATION

- Amended recommendation to read as follows:

That DELEGATED AUTHORITY be given to the Chief Planning Officer to grant planning permission subject to:

- i) An Appropriate Assessment being carried out under Regulation 63 of the Habitat Regulations and confirmation that there will be no adverse impact on matters of nature conservation importance by 14 February 2020; and
- ii) The imposition of the conditions set out in the report and the additional condition set out below:

Additional Condition

13. Prior to the commencement of any part of the development including demolition and site clearance a scheme for the disposal of surface water from the site, which shall include percolation tests, shall be submitted to and agreed in writing with the Local Planning Authority. The scheme as may be agreed shall be fully implemented prior to the occupation of any of the dwellings or on a phased basis to be agreed in writing and maintained as such thereafter.

Reason: The Council considers it essential to ensure that there is no surface water entering the access track and that the site can accommodate and deal with its own surface water disposal without exacerbating any flood risk off site.

Item 3 (f) - Land adjacent Sandle Lodge, Main Road, Sandleheath (Application 19/11080)

10. REPRESENTATIONS

1 letter of support from Sandleheath Village Hall Chartered Incorporated Organisation. Background information given regarding new community centre currently being developed in the village (opposite the application site). A lease has now been granted for this charitable group to convert the former St Aldhelms Mission church and progress is well under way in creating a new community recreation and community meeting place. Fundraising now underway and the community group request consideration is given to the use of the off-site contributions to assist in achieving their ambitions which also has the support of the Parish Council. The group has provided its constitution which confirms their objectives of creating facilities for recreation, leisure and community welfare to meet the needs of the community.

Item 3(g) - Phase 2 Land Adjacent Sandle Lodge, Main Road, Sandleheath (Application 19/11083)

10. REPRESENTATIONS

1 letter of support from Sandleheath Village Hall Chartered Incorporated Organisation. Background information given regarding new community centre currently being developed in the village (opposite the application site). A lease has now been granted for this charitable group to convert the former St Aldhelms Mission church and progress is well under way in creating a new community recreation and community meeting place. Fundraising now underway and the community group request consideration is given to the use of the off-site contributions to assist in achieving their ambitions which also has the support of the Parish Council. The group has provided its constitution which confirms their objectives of creating facilities for recreation, leisure and community welfare to meet the needs of the community.

Letter received from applicant's agent requesting consideration be given to a relaxation of condition 3. The services (access drive and sub terrain infrastructure) are likely to be put in for both stages early on. The applicant feels that the condition is too restrictive in preventing any development of Phase 2 and has requested to amend condition 3 to allow the drive and services to be put in all at once.

14. RECOMMENDATION

Amend Condition 3 to read as follows:

3. Other than the access drive and associated infrastructure, the development hereby permitted shall not commence until such time as the new access road and visibility splays together with the turning areas as shown on the allied planning application for phase 1 (19/11080), has been completed to at least basecourse level. The phasing of these works shall be specifically agreed in accordance with Condition 5 of this permission.

Reason: This permission is phase 2 of a larger development and it is considered necessary to ensure the access road and turning area has been completed to a reasonable standard to avoid any harmful impact to highway safety.

Item 3(i) – 16 Knowland Drive, Milford-On-Sea (Application 19/11161)

- **Amended Plan submitted** - TBD/19/1167/01 Rev 3 Road Elev. Location, Block, Site Plans has been submitted. This shows an amended boundary treatment of hedging between 1.2m high and a maximum 2.5m high instead of fence previous proposed adjacent to the public footpath 796 (para 3.3 officer report) and an increase in the soft landscape area to the site frontage with corresponding reduction in hardsurfacing to the driveway (para 11.3.5 officer report) .
- **Highway Authority Consultation response received** – No objection. Access arrangement acceptable, vehicle movements can be safely accommodated, parking noted to be sufficient size, adequate cycle storage proposed. Recommends conditions restricting occupation until vehicle crossing (dropped kerb) to plot 1 has been provided,

and parking spaces shown have been provided together with an informative regarding the need for a licence for the formation of the new vehicular crossing.

- Amended recommendation to read as follows:

That DELEGATED AUTHORITY be given to the Chief Planning Officer to grant planning permission subject to:

- iii) An Appropriate Assessment being carried out under Regulation 63 of the Habitat Regulations and confirmation that there will be no adverse impact on matters of nature conservation importance by 14 February 2020; and
- iv) The imposition of the conditions set out in the report and the amended condition and additional condition set out below:

Amended condition:

8. The development hereby permitted shall not be occupied until the vehicular crossings, driveways and spaces shown on plan TBD/19/1167/01 Rev 3 - Road Elev. Locations, Block, Site Plans, for the access, parking of motor vehicles and sheds for the storage of cycles have been provided.

The driveways and spaces shown on plan TBD/19/1167/01 Rev 3 - Road Elev. Locations, Block, Site Plans, for the parking of motor vehicles and sheds for the storage of cycles shall be retained and kept available for the parking of motor vehicles and storage of 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).

Additional Condition

11. Visibility splays of 2 metres by 2 metres shall be provided at the driveway accesses with the public highway before development hereby approved is occupied this visibility splay shall thereafter be kept free of any obstacles over 600mm in height at all times.

Reason: In the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest District outside of the National Park (Core Strategy).

3(j) – 15 Atheling Road, Hythe (Application 19/11212)

Additional Condition as set out below:

4. The first floor window on the north east elevation of the approved extension shall at all times be glazed with obscure glass in perpetuity.

The aforementioned windows should be fitted with obscure glass with a minimum obscurity of level 3 glazing and not an applied film.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

This page is intentionally left blank