

**PLANNING COMMITTEE - WEDNESDAY, 8 JANUARY 2020**

**UPDATES FOR COMMITTEE**

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## PLANNING COMMITTEE – 8 JANUARY 2020

### COMMITTEE UPDATES

#### **Item 3 (c) – Land of 83 Oakley Close, Holbury, Fawley (Application 19/1116)**

- Highway Comments: Highway comments have been received regarding the proposed removal of existing vegetation adjacent to the front boundary and erection of a 0.6m fence. No objection has been raised subject to conditions requiring details of vehicular access/visibility splays and a Construction Management Plan.
- Additional amended plans have been submitted showing 3 off-street parking spaces since the preparation of the committee report and previous consultation with the Highway Authority. The provision of 3 spaces is considered sufficient to meet the NFDC Parking Guidelines, which advise 2.5 spaces. The Highway Authority has been consulted on this amendment and comments are currently awaited. The recommendation has been amended to reflect the consultation with the highway Authority.
- Confirmation has been received that the applicant is willing to agree to a Grampian condition with regard to nitrate neutrality. An Appropriate Assessment has been carried out under Regulation 63 of the Habitat Regulations confirming that there will be no adverse impact on matters of nature conservation importance. The recommendation has been amended to reflect that the Appropriate Assessment has now been prepared.

#### **The recommendation is amended as follows:**

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

- i) No adverse comments from the Highway Authority; and
- ii) The imposition of the conditions set out in the report, and any additional conditions.

#### **Item 3 (d) - 9 Uplands Avenue, Barton on Sea, New Milton (Application 19/11288)**

An amended landscape plan has been submitted showing the replacement tree to be a Silver Birch. This accords with the recommendation of the Tree Officer and is considered suitable with regard to its setting. However, amended details of the plan number are awaited. Condition 2 will be amended to reflect the number of the approved plan. Specification of planting details are also awaited: these can be secured by the following condition:

Prior to removal of the existing oak tree, details of the replacement tree shall be submitted to and be approved in writing by the Local planning Authority. These details shall include a specification for new planting (species, size, spacing and location) and a method and programme for its implementation and the means to provide for its future maintenance.

The development shall proceed in accordance with the approved 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).

**The recommendation is amended as follows:**

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

- i) the completion of a deed of variation to the s106 Obligation;
- ii) the imposition of the conditions set out in the report, and any additional / amended conditions:

**Item 3 (e) - Avon Farm, Ringwood Road, Avon, Sopley (Application 18/11595)**

Natural England states that if a sealed cesspit is used instead of a sewage treatment plant, they would raise no objection. The applicants have confirmed that they will install a sealed cesspit.

Revision to condition 4 as follows:

The development hereby permitted to be used as a separate dwelling at 'West Range ' shall not be occupied until details of the sewage treatment scheme in the form of a sealed Cesspool, to include its siting, design and disposal to the existing sewage treatment network, shall be submitted to and approved in writing by the Local Planning Authority. The approved sealed cesspool shall be installed before first occupation of the dwelling hereby approved and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

**Item 3(f) – Avon Farm, Ringwood Road, Avon, Sopley (Application 18/11596)**

In relation to Condition 3 (f), it currently states ‘the details of the sewage treatment plant’. This needs to be omitted and replaced with the following:

‘the details of the sealed cesspit.

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