

PLANNING COMMITTEE - WEDNESDAY, 12 FEBRUARY 2020

UPDATES FOR COMMITTEE

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PLANNING COMMITTEE – 12 FEBRUARY 2020

COMMITTEE UPDATES

Item 3 (d) – 2 South Street, Hythe (Application 19/10949)

Application Withdrawn. New application has been submitted – Application no 20/10139

Item 3 (f) – Perhaver, Barton Common Road, Barton-on-Sea, New Milton (Application 19/11167)

Further representations received from 3 addresses referring to (in addition to other issues raised in the report) parking on the grass verges and that the proposed development appears to be a foregone conclusion.

Two local residents have also circulated further emails to all Committee Members, one with associated attachments.

The Rt. Hon. Sir Desmond Swayne TD MP has also requested that the concerns raised in the submission with attachments are fully considered.

Recommendation should read:

The Chief Planning Officer Authorised to Grant subject to the completion of a S.106 Agreement in a timely manner and the imposition of the conditions below.

Condition 9 (Habitat Mitigation) is deleted and subsequent conditions renumbered accordingly.

Item 3 (h) – Land of Victoria Cottage, Victoria Road, Milford-on-Sea (Application 19/11357)

A petition with 19 signatures opposing the application has been received stating that their concerns are well represented in the Case Officer's report.

Reason for refusal amended to read:

'The proposal is contrary to Policy CS2 of the New Forest District Council Core Strategy and Policy 13 of the Local Plan 2016-2036 Part 1: Planning Strategy in that it would represent a cramped and unsympathetic form of development which does not enhance local distinctiveness and would be out of character with the area by virtue of the scale of the proposed dwelling within a narrow plot width.'

**Item 3 (i) – Land Of 22 Orchard Way, Peartree Road, Dibden Purlieu
(Application 19/11360)**

The applicant has emailed photos of the existing dwelling at 22 Orchard Way and sketch drawings he has produced of the proposed bungalow and has suggested that the forwardmost hipped roof could be amended to a gable. An estate agent's letter has also been received advising that the property market in Dibden Purlieu is very active and that a satisfactory sale of a 1-bed bungalow would likely result.

Item 3(j) – Rockdene, 42 Lymington Road, New Milton (Application 19/11409)

7. PARISH/TOWN COUNCIL COMMENTS

New Milton Town Council

Town Council re-iterate their objections on grounds 2 and 3 as set out previously.

14. RECOMMENDATION

Amend conditions as follows:

Conditions 1 and 2 as printed to have their numbers reversed

New condition 13 as follows:

13. The dwellings hereby approved shall not be first occupied until

- (a) details of the treatment of the boundaries of the site have been approved in writing by the Local Planning Authority, and
- (b) these means of enclosure have been implemented in accordance with the details thus approved.

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

Item 3(l) – Land at Merlin, Lymington Road, Milford-on-Sea (Application 19/11439)

4 updates, as follows:

There has been 24 letters of objection, not 23 letters.

The Council's Ecologist has advised that although the original Ecological survey concluded negligible potential for protected species, and whilst it appears that the site has not changed in character significantly, in light of the date of the ecological survey, the applicant via an

ecological consultant should provide an update or confirmation prior to determination, that there has been no material changes to the site.

Moreover, since the appeal, the Government and the Council has reaffirmed policy and guidance commitment to requiring development to provide net gains for bio diversity. On this basis, and notwithstanding the recommendations in the Ecological Report, it is recommended that further enhancements are made for net gain in the form of the provision of 4 in built swift bricks and a bat roost feature. Measures for native planting and maintenance of hedgehog gaps in boundary treatments would also be required.

Change of Recommendation:

The Chief Planning Officer to be authorised to Grant Consent subject to the completion of a Section 106 Agreement to secure habitat mitigation in a timely manner and the imposition of conditions.

Remove of Condition 18 which relates to habitat mitigation. This is no longer necessary given it will be secured by a legal obligation.

Re-wording of Ecological Condition Number 12

Prior to the commencement of development, and notwithstanding the measures outlined in the Peakecology Limited Ecology Report dated 11th August 2016 further details of biodiversity mitigation and Bio-diversity Enhancement Plan, compensation, enhancement including site vegetation management shall be submitted to, and approved in writing by the Local Planning Authority. The Bio diversity Enhancement plan should include as a minimum provision of 4 in built swift bricks ('Action For Swifts' Model 1a or equivalent as agreed) and a 'Habi-bat' or equivalent bat roost feature. In addition, measures for native planting and maintenance of hedgehog gaps in boundary treatment. All works shall then proceed in accordance with the details and recommendations as approved in the strategy with any amendments agreed in writing. 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.

Reason: To safeguard protected species in accordance with Policy CS3 of the Local Plan for the New Forest District outside of 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)

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