

## COMMITTEE UPDATES

### Item 3a: Land at Everton Nurseries, Christchurch Road, Everton, Hordle (23/10623)

#### Policies:

DM20 should be included under Local Plan Part 2 - Sites and Development Management

#### Representations:

Further third party correspondence has been received since the publication of the main agenda. These representations ask, notwithstanding the residents' view on the recommendation, for consideration of additional planning conditions to cover:

- No construction traffic to use Farmers Walk.
- No out of hours work or weekend work on site.
- A wheel washer to be used on site to prevent mud being taken on to the highway.
- An acoustic fence to be erected by the developer (at his cost) on the boundary of the development site with Trewan and Shepherds Way.

#### Planning Considerations:

In considering the above request for further conditions Members attention is drawn to condition 11 (page 38 of the agenda) which secures the Construction Environmental management Plan (CEMP). This condition in the third from last bullet point includes “*details of parking and traffic management*”. The submission of details pursuant to this condition will address the first point above. The requirements of the CEMP can also include details of the steps that will be undertaken to ensure mud is not taken from site onto the local road network. This addition is included below.

An additional criterion can also be added into the CEMP to control the hours of work on the site.

Condition 7, criterion (g) (page 37 of the agenda) captures means of enclosure as part of the landscaping details. The final paragraph of the amenity consideration (Page 28 of the agenda) concludes that any noise from the application site once occupied would be residential in nature. To require an acoustic fence would therefore be an unreasonable request. Such a condition is not recommended.

**The correction of some typographical errors are set out below with deleted text shown struck through and new text underlined. These refer to the amenity considerations for the proposed “houses” section of the report on page 27 of the main agenda.**

The two storey dwelling on Plot 12 would have a minimum of 5 m separation from the side boundary of 4b Shepherds Way and located to the north of this existing property. An attached single storey element including a study and a double garage would be located to the west. The existing mature hedge to the boundary of No 4b would be retained to ensure suitable screening and any amenity impacts are acceptable mitigated, Any impact on light would be acceptable and a dominant impact would not result particularly given the existing

structures in this area if in the nursery compound that would be removed . Plot 12 would have one first floor side bathroom window (east elevation) bathroom which is set back 5 m for the boundary with 4b with a separation of 6m. This window is a secondary one and will be obscure glazed so no loss of privacy would result. There would be a 12.5 m rear garden to the property on Plot 12 with a separation of over 22m between existing properties at 5 & 6 Shepherds Way.

Although the boundary is more open, there would be a minimum of 24 m separation between Plot 13 and 14 and 7-10 Shepherds Way which is acceptable.

Plot 15 is angled on its plot and is closest to the front rear elevation of 12 Honeysuckle Gardens. There is a mature tree in the north-western corner of this plot offering some screening. With a separation is of a minimum of 16 m ~~so~~ there would be no over dominant impact . Although located to the south of this existing property the separation would ensure light would not be affected. Rear windows of Plot 15 would be 20 m from the front rear of 14 Honeysuckle Gardens and any views towards this property would be oblique ones.

12 Honeysuckle Gardens has 3 side facing ground floor windows and 1 first floor window in its gable end. There would be approximately 15 m separation between Plot 17 and 18 and the side of this existing dwellings. There would be two rear facing bedroom window windows and a bathroom window in each of the new properties on Plots 17 and 18. The closest windows that would face this boundary are in Plot 17 and would look predominantly towards the side flank wall of No 12 which would screen any views toward the rear garden such that harmful overlooking of this adjoining property would not result.

**Updates to conditions 4, 9, 11, 12, 14, 18 and 20 are shown underlined.**

**4.** Before development commences, excluding demolition and site clearance, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

**9.** No development, demolition or site clearance shall take place within the agreed Root Protection Area (RPA) until a method statement and engineering drawings for the installation of any new hard surfaced areas/pathways or drainage works encroaching the rooting areas of the retained trees has been submitted and agreed to in writing with the Local Planning Authority: Development shall only take place in accordance with these approved details.

**11.** Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- Development contacts, roles and responsibilities
- Site operation/working hours
- A construction site layout plan with the position of the site office and welfare facility, areas for the storage of materials and construction waste.
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, properties, footpaths and highways.

- Details of on site contractor parking and site related traffic management measures including measures to avoid mud from the site being transferred to the local highway.
- Details of any construction lighting and measures to control light spill and glare from any floodlighting and security lighting installed.
- Pest control

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on residential amenity [and highway safety] and in accordance with Policy ENV3 of the Local Plan

**12. Before construction commences (excluding demolition and site clearance)** , a full stage 2 Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. This Noise Impact Assessment shall include the four key elements in accordance with ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise for New Residential Development (May 2017) and to ensure that internal and external noise levels for the residential accommodation shall not exceed the designated minimum standards stated. The scheme as approved in writing by the Local Planning Authority shall be implemented, maintained, and retained.

**14 Before the occupation of any of the dwellings,** a scheme for the offsetting of biodiversity impacts at the site, providing a minimum 10% biodiversity net gain, shall be submitted to and approved in writing by the Local Planning Authority. This should be supported an updated statutory biodiversity metric completed for the site and appropriate legal agreements to guarantee third party delivery of ongoing habitat management requirements.

The Offsetting scheme shall include:

- o Identification of offset site or sites;
- o Details of the offsetting requirements of the development in accordance with statutory biodiversity metric;
- o The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
- o A management and monitoring plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme. The management and monitoring plan is to include:
  - a. Description of all habitat(s) to be created/restored/enhanced within the scheme including expected management condition and total area;
  - b. Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location or proposed works;
  - c. Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;
  - d. Identification of persons responsible for implementing the works;

- e. A timetable of ecological monitoring to assess the success of all habitats creation/enhancement. Ecological monitoring reports should be submitted to the LPA as a minimum in years 2, 5, 10, 20 and 30.
- f. The inclusion of a feedback mechanism to NFDC, allowing for the alteration of working methods/management prescriptions, should the monitoring deem it necessary.

The offsetting scheme shall thereafter be implemented in accordance with the requirements of the approved scheme.

**18.** Before development commences, (not including demolition and site clearance) a detailed surface water drainage scheme for the site, based on the principles within the approved drainage strategy, has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include:

- i. A technical summary highlighting any changes to the design from that within the approved drainage strategy.
- ii. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed
- iii. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- iv. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- v. Evidence that urban creep has been included within the calculations.
- vi. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- vii Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. Development shall only take place in accordance with the approved details.

**20.** Before development commences, (not including demolition and site clearance) details of the means of disposal of foul sewerage from the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

### **Item 3b: Land south of Hythe Road & east of St Contest Way, Marchwood (23/10172)**

For the avoidance of doubt the recommendation is to **Grant Permission subject to conditions**. There is no longer a requirement to secure a S.106 for the reasons set out in the update report.

The recommendation shown on the agenda front sheet for this committee meeting has published the original March 2024 recommendation in error, rather than the revised recommendation set out in the addendum update included in the committee papers.

**Item 3c: SS18 Middle Burgate House, Salisbury Road, Fordingbridge (22/11268)**

**13. RECOMENDATION**

Amend conditions

Condition 5 – include amended plan P010 rev G in approved plans list.

Condition 30 - delete as duplicated by condition 23. Remaining conditions re-numbered

Condition 31 - delete as duplicated by condition 24. Remaining conditions re-numbered.

Condition 33 – change text to the following

***Biodiversity net gain - securing uplift***

*Prior to the first occupation of any dwelling the details of a BNG package of on-site supplemented if necessary off-site of BNG shall be submitted to, and approved in writing by, the LPA. This package, whether on or off site or a combination of the two, should secure the identified BNG arising from the development and include:*

- i. An updated calculation of the number of biodiversity units required to provide a net gain in BNG in accordance with DEFRA Biodiversity Metric 3.0 Calculation July 2021 (or a metric based on the latest guidance);*
- ii. If offsetting is needed the details of the BNG project including its location;*
- iii. a timetable for the provision of the BNG project;*
- iv. details of the management of the BNG project*
- v. details of the future monitoring of the BNG project in perpetuity. The BNG package as approved shall be provided prior to the occupation of the penultimate dwelling on the site and thereafter retained as such.*
  
- vi. Written confirmation that the required number of offsetting BNG units had been secured*

*Reason: To ensure Biodiversity Net Gain is secured as part of the development in accordance with Policies STR1, ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 of the Local Plan for the New Forest District*

**Item 3d: Crockets, Linford Road, Hangersley, Ringwood. (23/10926)**

Amended conditions. Revisions to the conditions proposed in the committee report shown underlined.

Condition 4.

No development shall take place above damp proof course (DPC) of the new dwellings hereby approved, until samples or exact details of the facing and roofing materials to be used have been 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 buildings.

Condition 5.

No development shall take place above damp proof course (DPC) of the new dwellings hereby approved, until a scheme of landscaping of the site has been submitted and approved in writing by the Local Planning Authority. This scheme shall include:

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

The approved scheme shall then be implemented and maintained in accordance with the approved details.

Reason: To ensure that the development takes place in an appropriate way and to safeguard trees and natural features which are important to the visual amenities of the area

Condition 7.

No development shall occur on House 1 above slab level before the following details in relation to House 2 (Crockets) have been submitted to and approved in writing by the Local Planning Authority:

- a) Large scale joinery details (elevations 1:10 and sections 1:5) for all new windows, external doors, soffits and fascias,
- b) Rainwater goods, and
- c) Details for the repair and preservation of the historic cob walls, timber frame and infill-panels.
- d) A timetable for the implementation of the proposed works

Development shall only take place in accordance with those details and timetable which have been approved.

Reason: To protect the character and architectural interest of the Heritage Asset.

**Item 3e: 3 Priestlands Place, Lymington (23/10454)**

Section 4 of the report should include the following reference to an additional planning application on the site:

23/10977 - Garden studio (Retrospective)

Conditionally Approved, 17.11.23

**Item 3f: 3 Priestlands Place, Lymington (23/10516)**

Section 4 of the report should include the following reference to an additional planning application on the site:

23/10977 - Garden studio (Retrospective)

Conditionally Approved, 17.11.23

3 additional letters of representation were received in support of the proposal following the report being written (2 from new addresses and 1 from an address that had previously expressed support for the scheme).