

HYTHE AND DIBDEN PARISH COUNCIL

Minutes of the Meeting of the
Planning Committee
held at The Grove, 25 St. John's Street, Hythe
on Monday, 5 September 2005 at 7 pm

Members: *Mr R Guy (Chairman) – in the Chair

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|---------------|--------------|
| oMr J Bennett | *Mrs B Smith |
| *Mr G Dawson | *Mr D Smith |
| *Mr G Parkes | *Mr M S Wade |
| oMr M Short | *Mr S S Wade |

* Indicates attendance
o Indicates apologies for absence

In attendance: Ms S A Maitland (Deputy Clerk to the Council)
Mrs C Patterson (Minute Clerk)

Also present: Mr C Harrison
Mrs M McLean

149/05 **Declarations of Interest**

Mr Smith declared an interest in Minute 155/05 as the occupiers of the application addresses are customers of his business.

150/05 **New Forest District Council Representative**

Mr Parkes advised the Committee that, as he was a Member of the District Council's Development Control Committee, he wished it recorded that he would be making his decisions on applications at this Meeting based upon the information before him, but that his views may change when the application came before the District Council's Planning Development Committee.

151/05 **Public Participation Period**

There were no members of the public present.

152/05 **Forthcoming events that could affect the communities within the Parish**

Concern was expressed at the proposed large increase in car parking charges by the District Council.

It was agreed to put the matter on the agenda of the next General Purposes and Finance Committee meeting. However, as the matter would be discussed by the District Council before that time, it was agreed the Clerk formulate a response reiterating the previous views of this Council on the matter.

153/05 **Planning comments made under delegated power during August 2005**

The Planning comments made under delegated power during August 2005 were noted.

154/05 **Planning Lists**

RESOLVED

That the comments made on the Planning Applications appearing in the following lists as contained in the attached schedule be forwarded to the District Council:-

- (a) Period ending 17 August 2005
- (b) Period ending 24 August 2005

155/05 **Planning Appeal – 34-36 Ashleigh Close, Butts Ash**

Members were advised that an Appeal had been lodged in respect of the above.

RESOLVED

That New Forest District Council be supported.

(Mr Smith declared an interest in this item and left the meeting during consideration thereof)

156/05 **The delivery of affordable housing (on development sites) through the planning process – Draft Supplementary Planning Document**

Consideration was given to the above consultation document.

Members felt that the basic message of the document was moving in the right direction but certain parts of it need to be expanded and more definite. For example, Question 4 does not state how the need for smaller dwellings will be met and Question 11 talks of affordable housing remaining in perpetuity or a minimum of 80 years, which are very different timescales.

RESOLVED

That the District Council be advised that this Council agrees with the document in principle but would like it to be more defined.

157/05 **Southampton City Council – Statement of Community Involvement – regulation 25 Consultation on Draft Initial Version**

Members noted the above document.

The Meeting closed at 7.55 pm.

Chairman

Date

mnpln268

Planning Applications Considered on 05 September 2005

| | | | | |
|----------|------------------------------|-----------------------------|------------------------------|---|
| 1 | <i>Plan Number</i> 085658 | <i>House No./Name</i> 11 | <i>Road</i> Langdown Road | <i>Applicant</i> Richardson Mr and Mrs |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 16/08/05 |

Applicant - Mr and Mrs Richardson

Proposal - Retention of attached house; access from Hobart Drive

Site - Land of 11 Langdown Road, Hythe SO45 6EX

No view

| | | | | |
|----------|------------------------------|---|---------------------------------|---|
| 2 | <i>Plan Number</i> 085668 | <i>House No./Name</i> The Arena (The Waterside Inn) | <i>Road</i> Southampton Road | <i>Applicant</i> Admiral Taverns (Relax) Ltd |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 16/08/05 |

Applicant - Admiral Taverns (Relax) Ltd

Proposal - 30 dwellings comprising flats and houses; parking; new access and access alterations

Site - The Waterside Inn (The Arena), Southampton Road, Hythe, SO45 5AA

Support.

This is a welcome development however it is felt that the opportunity to design a significant gateway development in this prime location has been lost.

There is concern about the impact of the additional traffic on the Jones Lane/Southampton Road junction and this project should not proceed without a road engineering solution.

The external materials to be used on the properties give cause for concern particularly in the long term. It is possible that this type of finish could become difficult to maintain and therefore could lead to the development in such a prominent position becoming unsightly.

Measures should be taken to prevent overspill car parking on the slip road and verge as this would be detrimental to the area. Stronger planting would be appreciated on the verge. Details of the future of the trees on the site needs to be clarified.

The planting scheme in the area that runs parallel to the railway line should have a maintenance scheme. The fence should be solid for safety reasons. Any planting scheme should be produced in conjunction with Network Rail to ensure it meets their criteria.

There is no apparent play provision and the Council would like to know what provision the developer plans to make.

Neighbour Notification sent 31.8.05

Planning Applications Considered on 05 September 2005

| | | | | |
|----------|------------------------------|---|--------------------------|--|
| 3 | <i>Plan Number</i> 085696 | <i>House No./Name</i> Hythe Chiropractic Centre, Unit 2 | <i>Road</i> The Marsh | <i>Applicant</i> Ghahramanizadeh Mr H |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 23/08/05 |

Applicant - Mr H Ghahramanizadeh

Proposal - Use as extension to restaurant

Site - Hythe Chiropractic Centre, Unit 2 The Marsh, Hythe SO45 6AL

Support, but query whether there should be separate toilet/wash facilities for staff.

**Neighbour Notifications - 31.8.05
Hythe Business Partnership**

| | | | | |
|----------|-----------------------------------|----------------------------|-----------------------------|-------------------------------------|
| 4 | <i>Plan Number</i> TPO2005/403 | <i>House No./Name</i> 9 | <i>Road</i> Sadlers Lane | <i>Applicant</i> Long Mrs A |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 12/08/05 |

Applicant - Mrs A Long

Proposal - Prune - 1 Mulberry tree and 2 Oak Trees

Site - Within the rear garden of 9 Sadlers Lane, Dibden Purlieu

The Oaks are visually important to the area therefore the crowns should only be cleared where necessary.

| | | | | |
|----------|-----------------------------------|-----------------------------|--------------------------------|-------------------------------------|
| 5 | <i>Plan Number</i> TPO2005/417 | <i>House No./Name</i> 20 | <i>Road</i> Briarswood Rise | <i>Applicant</i> Brant Mr S |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 19/08/05 |

Applicant - Mr S Brant

Proposal - Prune 2 Birch and 1 Oak

Site - Opposite and to the side 20 Briarswood Rise, Dibden Purlieu

The Oak and 1 Birch is on the boundary of this Council's land and the applicant should be advised to contact the owners of the trees prior to any work taking place.

Pruning is acceptable but the arboriculturist's advice is required.

Planning Applications Considered on 05 September 2005

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|----------|-----------------------------------|-----------------------------|-------------------------------|-------------------------------------|
| 6 | <i>Plan Number</i> tpo2005/425 | <i>House No./Name</i> 59 | <i>Road</i> Cygnus Gardens | <i>Applicant</i> McClure Mr A |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 19/08/05 |

Applicant - Mr A McClure

Proposal - Prune 1 tree

Site - To the front of 59 Cygnus Gardens, Dibden

The advice of the District Council's Arboriculturist will be accepted.

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|----------|-----------------------------------|--|-----------------------------|---------------------------------------|
| 7 | <i>Plan Number</i> tpo2005/431 | <i>House No./Name</i> Forest Front Nature Reserve for the Disabled | <i>Road</i> Forest Front | <i>Applicant</i> Forest Commission |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 19/08/05 |

Applicant - Forest Commission

Proposal - Felling Licence Application - FLA 019/88/05-06

Site - Forest Front Nature Reserve for the Disabled, Hythe

Support

| | | | | |
|----------|-----------------------------------|----------------------------|----------------------------------|---------------------------------------|
| 8 | <i>Plan Number</i> TPO2005/447 | <i>House No./Name</i> 6 | <i>Road</i> Elizabeth Gardens | <i>Applicant</i> Cooper Mr and Mrs |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 26/08/05 |

Applicant - Mr and Mrs Cooper

Proposal - Prune - 1 Oak

Site - Rear garden of 6 Elizabeth Gardens, Dibden Purlieu

This is an important landmark tree and the advice of the District Council's Arboriculturist will be accepted.

Planning Applications Considered on 05 September 2005

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|----------|-----------------------------------|--|--------------------------------|-------------------------------------|
| 9 | <i>Plan Number</i> tpo2005/449 | <i>House No./Name</i> The Beeches, 7a | <i>Road</i> Pennine Gardens | <i>Applicant</i> Hayward Mrs S |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 26/08/05 |

Applicant - Mrs S Hayward

Proposal - Prune - 6 Beech trees

Site - within garden of The Beeches, 7a Pennine Gardens, Dibden Purlieu (south east of the house)

It is acknowledged that Beech trees have problems. It is suggested that a replacement plan should be drawn up in consultation with the District Council's Arboriculturist. These trees are important to the street scene.

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|-----------|-----------------------------------|----------------------------------|------------------------------|-------------------------------------|
| 10 | <i>Plan Number</i> TPO2005/450 | <i>House No./Name</i> Ashmore | <i>Road</i> Travells Lane | <i>Applicant</i> Lee Mr S |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 26/08/05 |

Applicant - Mr S Lee

Proposal - Fell - 1 Sycamore and Prune - 4 Ash and 1 Silver Birch

Site - Garden of Ashmore, Travells Lane, Marchwood

This tree is within the boundary of Marchwood Parish Council therefore the Council will not make an observation.

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|-----------|-----------------------------------|-----------------------------|-----------------------------|-------------------------------------|
| 11 | <i>Plan Number</i> tpo2005/460 | <i>House No./Name</i> 30 | <i>Road</i> Armada Drive | <i>Applicant</i> Moore Mr J |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> 26/08/05 |

Applicant - Mr J Moore

Proposal - Fell - 3 Silver Birch

Site - Rear garden base of slope 30 Armada Drive, Hythe

These trees should be replaced with a suitable species in a suitable area. There is concern that the tree roots play a fundamental role in retaining the slope.