

## Minutes of the Planning Meeting of Hythe and Dibden Parish Council

Held at The Grove, 25 St John's Street, Hythe  
Wednesday 9 August 2017 at 6.45 p.m.

p Cllr. G Parkes (Chairman)  
p Cllr. M Short (Vice Chairman)

### Councillors:

p J Binns  
p E Davey  
a J Fowler  
p C Harrison

### Councillors:

T Johnson  
p M McLean  
p A Wade

### Officers in attendance

S Spencer (Deputy Clerk to the Council)  
C Donnelly (Minute Clerk)  
S Bennett (Clerk to the Council)

p = present  
a = apologies

24 Members of the Public

### 69/17 DECLARATIONS OF INTEREST

Chris Harrison confirmed that he had been granted dispensation by the Clerk in relation to application number 17/10943

### 70/17 PUBLIC PARTICIPATION PERIOD

Mr Devereux raised concerns that the conditions imposed on the initial planning application for 50 Pylewell Road had not been met.

Mr Devereux was informed that this was a matter for Development Control at NFDC.

### 71/17 NOTIFICATION OF ANY OTHER URGENT BUSINESS TO BE RAISED AT THE END OF THE MEETING

There were no matters raised.

**72/17 TO SIGN THE MINUTES OF THE MEETING HELD ON 12 July 2017**

RESOLVED

That the minutes of the meeting of the committee held on 12 July 2017, having been circulated, were taken as read and signed by the Chairman.

**73/17 NEIGHBOURHOOD PLANNING NOTES**

The Chairman passed on her thanks to everyone involved.

RESOLVED

The notes of the Neighbourhood Planning Group meetings held on 24 March and 5 July 2017 having previously been circulated were agreed

**74/17 PLANNING LISTS**

RESOLVED

- a) That the comments made on the Planning Applications received up to 2 August 2017 and contained in the attached schedule be forwarded to the District Council.
- b) That the comments made on the Tree Applications received up to 2 August 2017 and contained in the attached schedule be forwarded to the National Park Authority.

**75/17 TRAFFIC MANAGEMENT SCHEMES**

It was agreed to refer all the traffic management concerns raised by the community following the appeal for sites of concern to the relevant working group of Neighbourhood Planning for their consideration.

**76/17 ANY OTHER BUSINESS**

There were no matters mentioned.

The meeting closed at 8.40 pm.

Chairman

Date

mnpIn476

**PARISH APPLICATIONS FOR HYTHE AND DIBDEN  
5 JULY 2017 - 2 AUGUST 2017**

**1 App. No: 17/10963 Full Planning Permission**

Applicant(s): H & H Developments

Proposal: Use of ground floor as clinic for people with mental health, drug and alcohol issues and providing staff and volunteer training (Use Class D1)

Site: **50 PYLEWELL ROAD, HYTHE SO45 6AQ**

**Comment: PAR 2: Recommend REFUSAL. The Council objects to the loss of retail units. The application is not compliant with Policy DM14 as Hythe already has 38% of its primary shopping frontage in non retail use contrary to the policy of 30%. Neither do we believe that the proposed development would generate customer levels similar to a typical retail unit**

**2 App. No: 17/10943 Full Planning Permission**

Applicant(s): Lidl UK GmbH

Proposal: Lidl Foodstore (Use Class A1); parking; associated landscaping; access works; demolition of existing

Site: **ST JOHNS CAR PARK, ST JOHNS STREET, HYTHE SO45 6DA**

**Comment: PAR 3: Recommend Permission; Subject to the following conditions being imposed**

**1.If the New Forest District Council is mindful to allow this change of use then we would wish to see the available space at the top of the New Road Car Park made available for additional parking. The additional parking should be constructed and be available for public use before the St John's Street Car Park becomes unavailable for public use.**

**2.We believe that the 90 minutes free parking proposed by Lidl is not long enough to promote the ongoing viability of the Village Centre. We would like to see the time extended to a minimum of 2 hours which was agreed by the Lidl agent at the NFDC Planning Committee meeting. The minimum of 2 hours could allow shoppers to shop in store and then have time to visit the businesses in the Village Centre.**

**3. The first plans and application that were submitted recognised that the loss of the public car park provision would have a detrimental affect on people with protected characteristics who wish to access services at The Grove. This application has removed the proposed provision without alternatives being added. Under the provisions of the Equalities Act we wish to see the current 6 disabled spaces that are free of charge, with a maximum stay of 20 hours provided, within an equivalent walking distance and access arrangement to The Grove.**

**4. If the building is permitted it should be conditioned so as not to allow the glazing units facing the church to be used as advertising space.**

**5. There are concerns over noise levels generated by the stores plant, machinery, and delivery vehicles which will impact on residents of Court House Close, New Road and South Street including the residents of the proposed Churchill Retirement Living Development site.**

The building would also be oppressive to the residents of Court House Close and we would wish to see a condition that provides a barrier to reduce noise levels and which would prevent overlooking into the neighbouring properties.

We recognise the existing wall between Court House Close and the development site is listed and therefore would wish to see a freestanding barrier and not one which is fixed to the wall.

6. If the building is permitted then, car park light levels should be kept down to the minimum needed for safe operation and lighting to the building and all but essential lighting should be turned off after the store closes so as to avoid nuisance to neighbouring properties.

7. The car park should be gated in order that the car park can be secured when the store is closed. This is to try and alleviate anti social behaviour issues that may be caused by vehicles entering the site at night.

8. The loss of the public parking will seriously effect the users of St. John's Church both congregation and attendees for christenings, weddings and funerals. The pedestrian infrastructure between New Road car park and St. John's Church is unsafe especially for visitors to the Church with mobility problems who will have to park in New Road car park to access the Church.

We would like to see a redesigned crossing point near to the church to make it easier and safer for pedestrians to cross New Road.

The Parish Council has a concern over the increase of lorry traffic and potential increased noise levels early in the morning in New Road especially bearing in mind the railway bridge and its chicane together with the Fire Station adjacent. In addition there is a potential for increased noise levels especially early in the morning.

**3 App No: 17/10941 Full Planning Permission**

Applicant(s): Ms Sherringham

Proposal: Two-storey side extension

Site: 9 TATES ROAD, HYTHE SO45 6ES

Comment: PAR 1: Recommend PERMISSION but would accept the decision reached by the DC Planning Officers under their delegated powers.

**4 App No: 17/10960 Full Planning Permission**

Applicant(s): Mr and Mrs Rae

Proposal: Single-storey front extension; alterations

Site: 34 ARNWOOD AVENUE, DIBDEN PURLIEU, SO45 4HN

Comment: PAR 3: Recommend PERMISSION.

**5 App No: 17/10962 Full Planning Permission**

Applicant(s): Mr and Mrs Anderson

Proposal: 2 storey detached outbuilding with basement

Site: CLOUDS, ROMAN ROAD, DIBDEN PURLIEU, SO45 4QJ

Comment: PAR 4: Recommend REFUSAL. We feel that the proposal is detrimental to No. 2 Solent Road both by way of its overall bulk and the inferred overlooking from the window on the side elevation.

- 6 App. No: 15/11102 Full Planning Permission**  
Applicant(s): Mr Horne  
Proposal: Decking and steps (retrospective)  
**Site: 15 SYCAMORE ROAD, HYTHE SO45 5EH**  
**Comment: PAR 3: Recommend PERMISSION.**
- 7 App. No: 17/10979 Full Planning Permission**  
Applicant(s): Mr Marshall  
Proposal: Front porch  
**Site: 7 WATERMANS LANE, DIBDEN PURLIEU, HYTHE SO45 4JL**  
**Comment: PAR 3: Recommend PERMISSION.**
- 8 App. No: 17/10784 Advertisement Consent RECONSULTATION**  
Applicant(s): Mrs Kotarja  
  
Proposal: Display 4 externally illuminated fascia signs; 2 non illuminated projecting signs;  
  
1 internally illuminated menu sign; window vinyls (Application for Advertisement Consent)  
(AMENDED PLANS)  
**Site: 6 PYLEWELL ROAD, HYTHE SO45 6AP**  
**Comment: PAR 3: Recommend PERMISSION subject to the signage being matt black.**
- 9 App. No: 17/10996 Full Planning Permission**  
Applicant(s): Mr and Mrs Pearce  
Proposal: Roof alterations including raise ridge height and 2 side dormers; two-storey rear extension; front porch  
**Site: FOURWINDS, 37 WELLINGTON CLOSE, DIBDEN PURLIEU, HYTHE SO45 4RL**  
**Comment: PAR 1: Recommend PERMISSION but would accept the decision reached by the DC Planning Officers under their delegated powers.**
- 10 App No: 17/11008 Full Planning Permission**  
Applicants(s): Mrs Bennett  
Agents: Extension Design Ltd  
Proposal: Two-storey side extension; rear balconies; steps  
**Site: 14 SUNNINGDALE, HYTHE SO45 5BD**  
**Comment: PAR 1: Recommend PERMISSION subject to the side glazing panels to the rear balconies being raised to prevent overlooking.**
- 11 App No: 17/11024 Outline Planning Permission**  
Applicant(s): Mr Loines  
Proposal: One pair of semi-detached houses; parking (Outline application with details only of access, appearance, layout and scale)  
**Site: Land rear of 39 SOUTH STREET, HYTHE SO45 6EA**  
**Comment: PAR 1: Recommend PERMISSION subject to the existing white brick wall and pillars being retained as they are part of the historic street scene and part of the 1867/70 original building plan.**

**12 App. No: 17/10918 Full Planning Permission**

Applicant : Mrs D Omara

Agents : Mr Daniel Foyster

Proposal: Replacement Windows

**Site: 11 THE QUANTOCKS, DIBDEN PURLIEU, HYTHE, SO45 5QU****Comment: PAR 3: Recommend PERMISSION.****PARISH TREE APPLICATIONS FOR HYTHE AND DIBDEN  
5 JULY 2017 - 2 AUGUST 2017****The Committee is recommended to accept the advice of the New Forest National Park's Arboriculturist****1 App. No: TPO/17/0539**

Proposal: Prune 1 x Sycamore tree, Prune 1 x Oak tree

**Site: 33 WHITEWATER RISE, DIBDEN PURLIEU, SO45 4BY****Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist****2 App.No: TPO/17/0556**

Proposal: Prune 1 x Yew tree, Prune 1 x Sycamore tree

**Site: MARCELLA HOUSE, JONES LANE, HYTHE, SOUTHAMPTON SO45 6AW****Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist****3 App. No: TPO/17/0583**

Proposal: Prune 1 x Lime tree

**Site: 15 BREAHEAD, HYTHE SO45 4NT****Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist****4 App.No: TPO/17/0580**

Proposal: Prune 1 xOak tree

**Site: 23 MOUNTFIELD, HYTHE, SOUTHAMPTON SO45 5AQ****Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist****5 App. No: TPO/17/0626**

Proposal: Prune 3 x Oak trees (TPO/76/01), Fell 1 x Oak tree (TPO/34/89 T2)

**Site: 66 DALE ROAD, HYTHE, SO45 5DQ****Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist**