

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 4 June 2007 at 7 pm

Members: *Mr M Short (Chairman) – in the Chair

oMr R Guy	*Mr D Smith
*Mrs M McLean	oMr B Uglow
*Mr R Newell	*Mr A Wade
*Mr G Parkes	*Mr M Wade

* Indicates attendance
o Indicates apologies for absence

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

Also present: Mr P Vickers
6 Members of the Public

41/07 **Declarations of Interest**

Mr D Smith declared an interest in Application No. 07/90043 as the application address is close to his home.

42/07 **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.

43/07 **Public Participation Period**

St John's Street Car Park

Mr Lincoln asked whether members were aware of the current position regarding the drainage in St John's Car Park as he wished to know what measures may be taken to prevent a repeat of the recent flooding in his garden before the alterations are completed.

The Chairman advised him that the drains will be relaid but it was agreed to ask the District Council for evidence that the drainage system will be able to cope in times of heavy rainfall.

44/07 **Notification of any other urgent business to be raised at the end of the meeting**

There were no matters mentioned.

45/07 **Forthcoming events that could affect the communities within the Parish**

There were no events mentioned.

46/07 **Minutes**

The Minutes of the Meetings of the Committee held on 12 March 2007, 2 April 2007 and 16 April 2007, having been circulated, were taken as read and signed by the Chairman.

47/07 **Planning Lists**

RESOLVED

1. 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 9 May 2007

(b) Period ending 16 May 2007

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

48/07 **Prior Approval Notification 07/89948 – T-Mobile, Shell Garage, Southampton Road**

Consideration was given to the above Prior Approval Notification.

RESOLVED

That the District Council be advised that, as outline planning permission has been granted for the adjacent land, an alternative site would be preferred as this would make it too close to residential properties.

49/07 **Hampshire Minerals and Waste Development Framework – Issues and Options: Sites Discussion Paper (Addendum) Consultation**

Consideration was given to the above document.

RESOLVED

That a letter be sent confirming the earlier objections to sites included on the Discussion Paper.

The meeting closed at 7.55 pm

Chairman

Date

Mnpln312

Planning Applications Considered

Applications considered on 4-6-07

1	<i>Plan Number</i> 07/90001	<i>House No./Name</i> 28	<i>Road</i> Corinna Gardens	<i>Applicant</i> Caplen Mrs P A
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i> 16/05/2007

Applicant - Mrs P A Caplen

Proposal - Front porch; side car port; rear conservatory

Site - 28 Corinna Gardens, Dibden SO45 5UB

SUPPORT

2	<i>Plan Number</i> 07/90025	<i>House No./Name</i> Balmer Lawn Garage	<i>Road</i> North Road	<i>Applicant</i> Balmer Lawn
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i> 09/05/2007

Applicant - Balmer Lawn Garage Ltd

Proposal - Single-storey side extension for MOT testing station

Site - Balmer Lawn Garage, North Road, Dibden Purlieu, SO45 4PG

SUPPORT

3	<i>Plan Number</i> 07/90026	<i>House No./Name</i> Balmer Lawn Garage Ltd	<i>Road</i> North Road	<i>Applicant</i> Balmer Lawn
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i> 09/05/2007

Applicant - Balmer Lawn Garage Ltd

Proposal - Display non-illuminated fascia sign

Site - Balmer Lawn Garage, North Road, Dibden Purlieu SO45 4PG

Support

4	<i>Plan Number</i> 07/90041	<i>House No./Name</i> 53	<i>Road</i> Dale Road	<i>Applicant</i> Coxhead Mr P
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>

Applicant - Purlieu Construction Co Ltd/Heathfield Construct Ltd

Proposal - 12 flats in two blocks; associated parking; landscaping

Site - 12-14 South Street, Hythe SO45 6EB

Object - the size of the proposed building in relation to the next door property is unacceptable within the conservation area. This size ratio is also unacceptable in relation to the properties across the street, this also makes it out of keeping and out of character.

The ratio between the façade and the roof, compared to neighbouring properties is unacceptable and out of keeping.

There is a query on the layout plan as the ownership line appears to include the 3m easement strip. This is believed to be an access easement strip and if it is enclosed within the proposed redevelopment it will have an adverse effect of any future redevelopment of the South Street Centre and this is not acceptable. A 3m side access is shown on the plan and this is not wide enough for two cars to pass and this is likely to cause traffic problems in South Street.

The increase in traffic could cause road safety problems.

There is a potential for flooding as the development is in the flood risk zone.

The proposal would result in the loss of an employment site and this unacceptable.

The Council would regret the loss of 2 Victorian Houses.

8	<i>Plan Number</i> 07/90063	<i>House No./Name</i> 12 - 14	<i>Road</i> South Street	<i>Applicant</i> Purlieu ConstructionCo.L
<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</i> 09/05/2007
<i>date</i>				

Applicant - Purlieu Construction Co. Ltd/Heathfield Construction Ltd

Proposal - Demolition of 1 pair of semi-detached houses (Conservation Area Consent to Demolish)

Site - 12-14 South Street, Hythe SO45 6EB

Object. The replacement scheme that requires the demolition of these buildings is not acceptable, therefore the buildings should not be demolished. Demolition would result in the loss of an employment site and this is not acceptable. The Council would not wish to lose 2 Victorian Houses particularly as they are within the Conservation Area.

9	<i>Plan Number</i>	<i>House No./Name</i>	<i>Road</i>	<i>Applicant</i>
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07/90076	20	Yelverton Avenue	Lambert Mrs
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i>
			16/05/2007

Applicant - Mrs Lambert

Proposal - Replacement conservatory

Site - 20 Yelverton Avenue, Hythe SO45 3QU

SUPPORT

10	<i>Plan Number</i>	<i>House No./Name</i>	<i>Road</i>	<i>Applicant</i>
	07/90084	3	Douglas Way	Porter Mr
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i>	
				16/05/2007

Applicant - Mr Porter

Proposal - Single-storey front and side extensions

Site - 3 Douglas Way, Hythe, SO45 5DG

Support

11	<i>Plan Number</i>	<i>House No./Name</i>	<i>Road</i>	<i>Applicant</i>
	07/90098	10	Pylewell Road	Warne Mr M B
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i>	
				16/05/2007

Applicant - Mr M B Warne

Proposal - Relief of condition 3 of Planning Permission 86829 which requires access for archaeological observation and recording to take place during construction.

Site - 10 Pylewell Road, Hythe SO45 6AR

Object. It is understood that the condition was imposed because alterations are to be made to the buildings wall and this could be of archaeological interest. The wall should be viewed and surveyed during the works.

12	<i>Plan Number</i>	<i>House No./Name</i>	<i>Road</i>	<i>Applicant</i>
	07/90099	79	Langdown Road	Allen Mr and Mrs
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	

R & K

<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i>
			16/05/2007

Applicant - Mr and Mrs R and K Allen

Proposal - single-storey front and rear extensions

Site - 79 Langdown Road, Hythe SO45 6ER

SUPPORT

13	<i>Plan Number</i> TPO/07/0176	<i>House No./Name</i> Squirrels Beech	<i>Road</i> Beaulieu Road	<i>Applicant</i> Nairn Mr
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>

<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i>
			09/05/2007

Applicant - Mr Nairn

Proposal - T1 and T2 Oak - reduce overhanging branches. T3 Oak, T4 and T5 Beech - crown reduce and crown thinning. T6 Oak - fell.

Site - Squirrels Beech, Beaulieu Road, Dibden Purlieu

Object. The trees are a visual amenity from the highway and are landmark trees. The New Forest District Council's Arboriculturist's advice will be accepted and any pruning undertaken must be balanced.

14	<i>Plan Number</i> TPO/07/0179	<i>House No./Name</i> 161A	<i>Road</i> Langdown Road	<i>Applicant</i> Cowburn Mr
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>

<i>Town date</i>	<i>County</i>	<i>Post Code</i>	<i>Application</i>
			11/05/2007

Applicant - Mr Cowburn

Proposal - T1 Oak - crown list, reduce lateral branches, remove deadwood and crown thin.

Site - 161A Langdown Road, Hythe

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