

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 12 January 2009 at 7 pm

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

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

* Indicates attendance
o Indicates apologies for absence

In attendance: Mr D J Shimpe (Clerk to the Council)
Mrs C Patterson (Minute Clerk)

Also present: Mr P Vickers
1 Member of the Public

360/08 Declarations of Interest

Mr Binns, Mr A Wade, Mr M Wade and Mrs McLean declared an interest in Application No. 08/93253 as they are members of Hythe Club which is adjacent to the application site.

361/08 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.

362/08 Public Participation Period

There were no questions from members of the public.

363/08 Notification of any other urgent business to be raised at the end of the meeting

There were no matters mentioned.

364/08 Forthcoming events that could affect the communities within the Parish

There were no events mentioned.

365/08 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) Application No. 08/93253 (carried over from previous meeting)
 - (b) Period ending 31 December 2008

(Mr Binns, Mr A Wade, Mr M Wade and Mrs McLean declared an interest in Application No. 08/93253, remained in the meeting, but did not speak on aspects which may affect Hythe Club)

366/08 **Local Development Framework – Planning Southampton to 2026 – Proposed Submission Core Strategy**

Consideration was given to any response to the above document.

RESOLVED

That the Chairman of the Committee would review the document and the Clerk would respond as necessary to the Local Development Framework – Planning Southampton to 2026 – Proposed Submission Core Strategy.

The meeting closed at 7.47 pm.

Chairman

Date

Mnpln350

Planning Applications Considered on 12-1-09**1 08/93253** 17/12/08

Applicant - CTL Estates

Proposal - Partial redevelopment to form 21 dwellings to include partial demolition and reconstruction of first and second floors, new three-storey link extension; first floor roof terrace; alterations to existing building facades and roof; balconies; parking area.

Site - Site of Marsh Parade, Hythe SO45 6AN

05/01/09 Final comments deferred to the meeting of the 12.1.09

12/01/09

Objections -

The Council welcomes the improvement to the site, and the provision of much needed accommodation although a mix of both one and two bed roomed properties would be preferred.

However the Council has serious concerns in relation to the current design.

1. There is no provision for deliveries to the businesses in the parade. (There are no alternatives on road provisions due to extended contraflow cycle way on Pylewell Road and "on street" parking in The Marsh.)
2. There is inadequate parking provision for both residents and businesses on the site, any parking layout should make provision for deliveries.
3. There is little provision for storage of goods for businesses.
4. The potential viability of shops will be jeopardized with the lack of first floor storage.
5. The design of the shop frontages is bland and does not reflect the character of the adjacent conservation area.
6. The design of the covered parking areas does not appear to take note of good practice in reducing the potential for Community Safety issues.
7. The application does not appear to comply with the current DEFRA rules on developments in flood risk areas.
8. The application does not conform to the District Council's policies in that the application makes no provision for a contribution to social housing, amenity areas or transport infrastructure improvement.
9. The proposed third floor levels would result in overlooking of adjacent properties.

2 08/93486 31/12/08

Applicant - Mr Read

Proposal - Front dormer window

Site - 2 Douglas Way, Hythe SO45 5DG

Support