



HYTHE AND DIBDEN PARISH COUNCIL

The Grove, 25 St. John's Street, Hythe, Hampshire SO45 6BZ

Serving the communities of Dibden, Dibden Purlieu and Hythe

DAVID SHIMPE Clerk to the Council

Tel: (023) 8084 1411

Ext: 207

Fax: (023) 8084 2181

email:david.shimpe@btconnect.com

To: Members of the Council

Mr J Binns

Mr R. Guy

Mr G Parkes

Mrs M Robinson

Mr M Short

Chairman

ex officio

Vice Chairman

Mrs B Smith

Mr D Smith

Mr A Wade

Mr M Wade

ex officio

AGPLN403

2 February 2012

Members of the Planning Committee

are hereby summoned to attend the Planning Committee to be held in The Grove, St. John's Street, Hythe on Wednesday next, 8 February 2012, commencing at 6.45pm.

Yours faithfully

P.P. *S. Spencer*

Clerk to the Council

AGENDA

1. Apologies for absence.
2. To note any declarations of interest made by Members in connection with an Agenda item. The nature of the interest must also be specified.
3. Public Participation Period.
4. Notification of any other urgent business to be raised at the end of the meeting.
5. To sign the minutes of the meeting held on 11 January 2012.
6. Planning lists: -
 - a) New Forest District Council received up to 2 February 2012.
 - b) National Park received up to 2 February 2012.
7. Community Infrastructure Levy Regulations 2010 – Preliminary Draft Charging Schedule – attached.
8. New Forest District (Outside National Park) Sites and Development Management Development Plan Document – Proposed Submission Document: Publication for Representations: 20 January – 2 March 2012.
9. Any other urgent business concerning the Committee.

HYTHE AND DIBDEN PARISH COUNCIL

PLANNING COMMITTEE

AGENDA NOTES FOR 8 FEBRUARY 2012

Item 7 Community Infrastructure Levy Regulations 2010 – Preliminary Draft Charging Schedule – attached

The above document is attached. The closing date for the receipt of responses at New Forest District Council is 27 February 2012.

Member's views are requested.

Item 8 New Forest District (Outside National Park) Sites and Development Management Development Plan Document – Proposed Submission Document: Publication for Representations: 20 January – 2 March 2012.

The document is in excess of 200 pages and can be viewed on the District Council's website at www.newforest.gov.uk. In addition a hard copy is available to view at the Parish Council office as well as all District Council Information offices.

In order for members of this Council to consider the document the sections relevant to Hythe and Dibden are attached. They include the introduction, Development Management Policies and the Site Specific Proposals for Totton and the Waterside.

Also attached for Members information is the Parish Council's response dated 21 February 2011 to the initial consultation document.

Member's views are requested.

Planning Applications to be considered on 8 February 2012

1 11/98086

10/01/12

Applicant - Mr Lester

Proposal - Third-storey extension to create two new flats

Site - Ford Court, Beaulieu Road, Hythe SO45 4NS

2 11/98126

05/01/12

Applicant - Mr Harris

Proposal - 2 detached houses; demolition of existing

Site - The Wheelhouse, Lime Walk, Dibden Purlieu SO45 4RB

3 11/98128

20/01/12

Applicant - McCarthy and Stone

Proposal - One three-storey block of 36 retirement flats including communal facilities; parking; landscaping; boundary treatments

Site - Former HARTWELLS GARAGE, Southampton Road, Hythe SO45 5DA

4 11/98132

26/01/12

Applicant - McCarthy Stone Retirement Lifestyles Ltd

Proposal - Retention of hoarding signs (Application for Advertisement Consent)

Site - Hartwells of Hythe, Southampton Road, Hythe SO45 5DA

5 12/98144

03/01/12

Applicant - Mr and Mrs Cross

Proposal - Two-storey rear extension; roof alterations; roof lights; juliette balcony; front porch

Site - Wilderhope, Lime Walk, Dibden Purlieu SO45 4RA

6 12/98203

17/01/12

Applicant - Mr and Mrs Proctor

Proposal - Extend existing side conservatory

Site - 11 Kiln Close, Dibden Purlieu SO45 5EU

7 12/98208

18/01/12

Applicant - Mr and Mrs Rankin

Proposal - Single-storey side/rear extension

Site - 15 Roberts Road, Hythe SO45 5DH

8 12/98216

26/01/12

Applicant - Mr Hutchison

Proposal - Pitched roof to front; use garage as ancillary living accommodation

Site - 8 Belmont Close, Dibden Purlieu SO45 4NL

9 12/98220

23/01/12

Applicant - Petals Holdings

Proposal - Two storey rear extension: new pitched roof over existing porch

Site - 16 Pinewood Crescent, Hythe SO45 3HY

Members are asked to consider the recommended responses to the following tree applications:-

10 TPO/12/0004

09/01/12

Proposal - T1 - Sorbus - Fell T2 - Willow - Fell T3 - Silver Birch - Fell T4 - Silver Birch - Fell

Site - Rear of 19 Fernlea Way, Dibden Purlieu SO45 5SG

The Parish Council will accept the advice of New Forest District Council's arboriculturist.

11 TPO/12/0005

09/01/12

Proposal - 05418 - Ash - Remove secondary stem leaning to north 05384 - Oak - Cut back lateral branches to clear utility cables by 1m 05408 - Oak - Crown lift to 5.2m over highway

Site - NFDC Land, Coat Gardens Hythe

The Parish Council will accept the advice of New Forest District Council's arboriculturist.

12 TPO/12/0044

30/01/12

Proposal - T3 Oak - Crown thin 20% Crown reduce 1.5m

Site - 11 Warrys Close, Hythe SO45 3QS

The Parish Council will accept the advice of New Forest District Council's arboriculturist.

13 TPO/12/0048

31/01/12

Proposal -T1 - Macrocarpa - Crown lift to give 1.5 metre clearance. T2 - Ash - Remove ivy. T4 - Beech - FELL. T3 - stumps not protected.

Site - 12 Armada Drive, Hythe SO45 5BS

The Parish Council will accept the advice of New Forest District Council's arboriculturist.

Planning Application Decisions made up to 1 February 2012

1 11/97413

04/07/11

Applicant - Mr R Arkle

Proposal - Retention of 2 non-illuminated fascia signs; 1 non-illuminated projecting sign (Application for Advertisement Consent)

Site - 22 High Street Hythe SO45 6AH

Decision 01/02/12
Granted in part

2 11/97477

14/07/11

Applicant - Premier Coffee

Proposal - Continued siting of 2 awning signs (Application for Advertisement Consent)

Site - 22 High Street, Hythe SO45 6AH

Decision 01/02/12
Refused

3 11/97499

07/10/11

Hythe Conservation Area

Applicant - CTL Estates Management

Proposal - Variation of Condition 4 of Planning Permission 73799 to enable phasing of landscape works so that more than 4 flats can be occupied before full implementation of the works

Site - 1-20 Marsh Parade, Hythe SO45 6ZN

Decision 01/02/12
Withdrawn – Invalid

4 11/97743

07/10/11

Hythe Conservation Area

Applicant - Thrower Stone Group

Proposal - Single-storey side and rear extension

Site - Holly Cottage, 63 South Street Hythe SO45 6EA

Decision 01/02/12
Granted subject to conditions

5 11/97815

10/10/11

Applicant - Premier Inn Ltd

Proposal - Two-storey and first floor extensions for use as hotel; alterations to car park

Site - Heath Hotel, Beaulieu Road, Dibden Purlieu SO45 4PW

Decision 01/02/12
Refused

6 11/97945

22/11/11

Applicant - Frenchwood Construction

Proposal - Pitched roof to garage 1-7 extending height to 4 metres maximum

Site - 1-7 Windrush Close, Hythe SO45 6GP

Decision 01/02/12
Granted subject to conditions

7 11/97978

25/11/11

Applicant - Mr A Brown

Proposal - Carport over existing parking area

Site - 1 Hamilton Mews, Hythe SO45 3SA

Decision 01/02/12
Granted subject to conditions

8 11/97983

05/12/11

Applicant - Premier Coffee Ltd

Proposal - Display 2 non illuminated fascia signs; 1 non illuminated sign (Application for Advertisement Consent)

Site - 22 High Street, Hythe SO45 6AH

Decision 01/02/12
Withdrawn by applicant

9 11/98012

01/02/11

Applicant - Mr Vanjara

Proposal - First floor rear extension

Site - 17 Valleydene, Dibden Purlieu SO45 4NG

Decision 01/02/12
Granted subject to conditions

Planning and Transportation

Head of Service: Chris Elliott

David Shimpe
Hythe & Dibden Parish Council
The Grove, 25 St John's Street
Hythe
SO45 6BZ

My Ref: 354/cil/pdcs
Your Ref:

Date: 12 January 2012

13 JAN 2012

Dear Mr Shimpe

**The Community Infrastructure Levy Regulations 2010
New Forest District Community Infrastructure Levy Preliminary Draft Charging Schedule**

The Community Infrastructure Levy (CIL) (as set out in the Planning Act 2008) is a new system of developer contributions and is intended to supplement other public sector revenue streams to ensure that new community infrastructure (such as new open space facilities) can be provided to keep pace with new development. CIL is set locally and will become a standard charge per square metre applied to new developments, with the exception of social housing and buildings used by charities. The charge can vary for different types of development and can be zero where a charge is assessed not to be viable. The charge will be imposed at the time planning permission is granted and normally be paid at the commencement of development.

CIL will replace Section 106 contributions for large scale pieces of infrastructure. However Section 106 will still be used for site-specific mitigation measures that are required to make a development acceptable (such as a new access road) as well as for affordable housing provision.

CIL is to be paid according to a Charging Schedule prepared by the Charging Authority. In accordance with Regulation 15 of the Community Infrastructure Levy Regulations 2010 the Charging Authority must send a copy of the preliminary draft Charging Schedule to relevant consultees and invite representations. These representations will be taken into account before a draft of the Charging Schedule is published for further consultation in advance of independent examination, in accordance with section 212 of the Planning Act 2008.

A Preliminary Draft Charging Schedule has been prepared for full public consultation. It is proposed that the New Forest District Council CIL (for areas outside the National Park) will be set at a rate of **£80/m²** for new residential development and a rate of **£20/m²** for new retail development over 1000m². All other uses will be charged at £0. The CIL Preliminary Draft Charging Schedule, Community Infrastructure Plan, CIL Viability Assessment and summary leaflet can be downloaded from the following webpage:

<http://www.newforest.gov.uk/index.cfm?articleid=12182>.

One hard copy of the Charging Schedule and copies of a summary leaflet is enclosed for circulating to your Council Members. Hard copies of the consultation documents can also be viewed at each of the District Council offices.



If there is any aspect of the Preliminary Draft Charging Schedule or its accompanying documentation that you wish to comment on, please submit your comments using the online questionnaire at <http://www.newforest.gov.uk/index.cfm?articleid=12182>.

Alternatively please write to us at the above address or email cilconsultation@nfdc.gov.uk.

Responses should be received no later than 5pm on 27 February 2012.

A further four week period of consultation on the draft Charging Schedule is anticipated to take place in May prior to independent examination.

Please note that comments cannot be treated as confidential, and will be made available as public documents.

Alongside this consultation, the Council will also be publishing on the 20th January, for a six week representation period, the Sites and Development Management Development Plan Pre-Submission Document. This sets out detailed policies and proposals to help achieve the District Council's planning strategy (set out in the adopted Core Strategy) in the areas of New Forest District outside the National Park. Details of this consultation will also be on the Council's website.

If you have any queries relating to the CIL consultation please do not hesitate to contact me using the details below.

Yours sincerely



Dean Brunton
Planning Policy Officer (CIL)
Policy and Plans Team
023 8028 5588
dean.brunton@nfdc.gov.uk

Planning and Transportation

Head of Service: Chris Elliott

All Town and Parish Councils

My Ref: 352.6.1/spec

Your Ref:

Date: 16 January 2012

Dear Town or Parish Clerk

**NEW FOREST DISTRICT LOCAL DEVELOPMENT FRAMEWORK
NEW FOREST DISTRICT (OUTSIDE THE NATIONAL PARK) SITES AND DEVELOPMENT
MANAGEMENT DEVELOPMENT PLAN DOCUMENT – PROPOSED SUBMISSION DOCUMENT:
PUBLICATION FOR REPRESENTATIONS: 20TH JANUARY – 2ND MARCH 2012**

Further to my email sent on 16th December 2011 giving you early notification, I am writing to confirm that on 20th January 2012 New Forest District Council publishes the Sites and Development Management Development Plan Document (the Plan) which sets out the detailed policies and proposals to help achieve the District Council's planning strategy (set out in the adopted Core Strategy) in the areas of New Forest District outside the National Park. The document includes allocations of land for development.

The Plan has been published in order for formal representations to be made. At the end of the period for representations the District Council will consider whether or not to proceed with Submission of the Plan to the Secretary of State for the process of Public Examination. In the event that the Council considers that further changes should be made to the document, it will be necessary to undertake a further period for representations before formally submitting the Plan. Representations received during the representation period will be considered by an independent Planning Inspector, alongside the submitted Plan, at the Public Examination. The Public Examination will consider whether the Plan is 'sound', and representations made should relate to the 'soundness' of the Plan.

Two copies of the Plan are enclosed for circulating to your Council Members. The Plan is published together with a Sustainability Appraisal and Background Papers which can be viewed on the District Council's web site at www.newforest.gov.uk. The attached Statement of the Representations Procedure gives full details of how you can view the documents and make representations.

The Council's web-site also gives details of a separate public consultation which is also being undertaken by the Council on the preliminary draft Charging Schedule for the introduction of the Community Infrastructure Levy.

Representations on the Plan should arrive by **2nd March 2012**. Representation forms can be submitted by e-mail to sdmrepresentations@nfdc.gov.uk, as well as by post. Representations should be made in full as there is unlikely to be a further opportunity to elaborate on them at a later date.

Disability Helpline
023 8028 5000**newforest.gov.uk**

Appletree Court, Beaulieu Road, LYNDHURST, SO43 7PA

If you have any queries, please contact the Policy and Plans Team (Tel.023 80285345).

Yours faithfully

A handwritten signature in black ink that reads "J Ives". The letters are cursive and slightly slanted to the right.

James Ives
Senior Policy Planner
Policy & Plans Team
Tel. 023 80285345
Email. sdmrepresentations@nfdc.gov.uk

DAVID SHIMPE Clerk to the Council

Tel: (023) 8084 1411
Ext: 213
Fax: (023) 8084 2181
email:sean.spencer@btconnect.com

Graham Ashworth
Policy and Planning Manager
Policy and Plans Team
NFDC
Appletree Court
Lyndhurst
SO43 7PA

21 February 2011

P4/1/1

Dear Graham

New Forest District (outside the National Park) Sites and Development Management Consultation Document

Please accept this letter as the parish council's response to the above, the electronic form on the website does not provide the flexibility to respond as the Council would like.

Firstly, the parish council has requested that I pass on it's gratitude to all of the Members and Officers of New Forest District Council who assisted in the production of the consultation document.

Members considered the document on 7 February 2011 and commented that "in view of the high level of development that has already occurred in Hythe and Dibden, the parish council is not in a position to support any of the proposed housing sites that have been identified in the consultation document".

Following on from this, and in order to be objective please find the council's comments regarding part 2 of the document which is specific to Hythe and Dibden.

Greenfield Housing Sites

HYD1 Land at Forest Lodge Farm

The council objects to Forest Lodge Farm being developed for the following reasons;

- The council has concerns over the proximity of this site to the possible gravel extraction site which could be located on the adjacent land. The gravel extraction will have a detrimental effect on the residents of any new housing development on this land.
- The land has always been seen as a greenfield buffer between Hythe and Fawley parishes
- The possible development will be located within the Fawley Blast Zone



HYD2 Land adjoining Frost Lane

The council objects to the land adjoining Frost Lane being developed for the following reasons;

- Though not strictly a planning matter, the parish council has become aware that sections of the local community have raised concerns about the proposed development and the resultant loss of the small holding which is seen as an important community facility.
- The land adjoining Frost Lane is liable to flooding in some parts and poses a risk to the proposed development.
- There are concerns over access to the site. Vehicles leaving the site will be entering onto a designated HGV route close to a sharp bend and unmanned railway level crossing
- There is a current lack of street lighting around the vicinity of this site.

Other Housing Sites

HYD3 Land off Cabot Drive

- This site lies within a heavily built up area with very little visual open space. The loss of this green lung would be detrimental to the existing residents.

Employment Development

HYD4 Land between Jones Lane and Southampton Road

- The Parish Council agrees with the proposal to include the land fronting Southampton Road as employment land.

Town Centre and Shopping

HYD5 Town Centre Boundaries

- The Parish Council agrees with the proposal carried forward from the Local Plan.

HYD 6 Town Centre Opportunity Sites

- The Parish Council agrees with the proposals outlined in HYD6.

HYD7 Car park extensions

- The Parish Council agrees with the proposals outlined in HYD 7.

Hythe and Dibden Local Shopping Frontages

HYD8 Hollybank Crescent Local Shopping Frontage

- Agree.

Public Open Space proposals

HYD9 A and B

- The Parish Council agrees with the proposals for both 9a and 9b

Transport Schemes

HYD 10.1

HYD 10.2

HYD 10.3

HYD 10.4

HYD 10.5

HYD 10.6

HYD 10.7

- The parish council agrees with all of the transport scheme proposals detailed above

Development management plan