



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

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To: Members of the Council

Mr J Binns
Mr R. Guy
Mr G Parkes
Mr M Short

Chairman
Vice Chairman

Mrs B Smith ex officio
Mr D Smith
Mr A Wade
Mr M Wade

AGPLN443

31 March 2015

Members of the Planning Committee

are hereby summoned to attend the Planning Committee meeting to be held in The Grove, St. John's Street, Hythe on Wednesday next, 8 April 2015, commencing at 6.45 pm.

Yours faithfully

Stephanie Bennett
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 March 2015.
6. Planning lists: -
 - a) New Forest District Council received up to 25 March 2015.
 - b) National Park Planning Applications received up to 25 March 2015.
 - c) National Park Tree Applications received up to 25 March 2015.
7. Planning Appeal – 14/11371 – Land adjacent The Croft, Langdown Lawn, Hythe (NB. Proposed Legal Agreement)
8. Additional Planning Meeting.
9. Any other business.



HYTHE AND DIBDEN PARISH COUNCIL

PLANNING COMMITTEE

AGENDA NOTES FOR 8 APRIL 2015

Item 7 Planning Appeal – 14/11371 – Land adjacent The Croft, Langdown Lawn, Hythe (NB Proposed Legal Agreement)

A notice of the above planning Appeal has been received and is attached.

Also attached is a copy of the Parish Council's comment which was received by New Forest District Council on 13 November 2014.

Members' views are requested.

Item 8 Additional Planning Meeting

At the last meeting the Members agreed to hold an additional Planning Meeting.

As a result, the meeting will take place on Monday 27 April 2015 at 10.30 a.m in the Council Chamber.

Members are asked to note the date and time.

PARISH APPLICATIONS FOR HYTHE AND DIBDEN 5 MARCH - 25 MARCH 2015

- 1 App No: 15/10273 Full Planning Permission 27/02/2015**
Applicant(s): Mr & Mrs Mills
Agent: PMG Building Design&Consultancy Ltd
Proposal: Single-storey rear extension; use of garage as ancillary living accommodation
Site: **78 WHITTINGTON CLOSE, HYTHE, SO45 5NQ**
- 2 App No: 15/10262 Full Planning Permission 05/03/2015**
Applicant(s): Little Shipmates
Agent: Knight Architectural Design
Proposal: One & two-storey rear extension; single-storey front extension
Site: **1 MALWOOD ROAD WEST, HYTHE, SO45 5DB**
- 3 App No: 15/10332 Full Planning Permission 11/03/2015**
Applicant(s): Mr Horgan
Agent: Sanders Design Services Ltd
Proposal: Single-storey and two-storey rear extension; raise roof height; dormers and rooflights in association with new first floor; fenestration alterations; front porch
Site: **ROTHSAY, 39 NASH ROAD, DIBDEN PURLIEU, SO45 4RS**
- 4 App No: 15/10300 Full Planning Permission 06/03/15**
Applicant(s): Mrs Angela Lam
Agent: Mr Les Weymes
Proposal: Replacement extraction/ventilation flue
Site: **SWEET AND SOUR, BEAULIEU ROAD, DIBDEN PURLIEU, SO45 4PX**
- 5 App No: 15/10358 Full Planning Permission 16/03/15**
Applicant(s): Mr & Mrs S Littler
Agent: Mr Richard Stummer
Proposal: Single-storey extension
Site: **1 WELLINGTON CLOSE, DIBDEN PURLIEU, SO45 4RL**
- 6 App No: 15/10359 Full Planning Permission**
Applicant(s): Mr & Mrs C Crocker
Agent: Mr Richard Stummer
Proposal: Single-storey side and rear extensions
Site: **WESTACRE, SOUTHAMPTON ROAD, HYTHE, SO45 4NZ**

NATIONAL PARK APPLICATIONS FOR HYTHE AND DIBDEN: 5 MARCH - 25 MARCH 2015

- 1 App No. 15/00171 Full Planning Permission 27/02/15**
Applicant(s): Mr & Mrs Cornish
Agent: Mr Quantrill
Proposal: Single storey rear extension, replacement garage; 2 metre high wall to create courtyard
SITE: **WOODVILLE, VEALS LANE, MARCHWOOD, SO40 4WW**

PARISH TREE APPLICATIONS FOR HYTHE AND DIBDEN: 5 MARCH - 25 MARCH 2015

The Committee is recommended to accept the advice of the New Forest National Park's Arboriculturist

1 TPO/15/0214

Proposal: T2 - Oak - Removal of 2 dead boughs and reduce crown by 1 - 1.5 metres over No. 4 Barclay Mews.

SITE: 4 BARCLAY MEWS, HYTHE, SO45 3RQ

2 TPO/15/0232

Proposal: 1 to 6 & 8 and 9 - Field Maple - Remove. 10 & 11 - Birch and Cherry - Remove. 13 - Cherry - Remove lowest limb only. 14 - Ash, 15 - Birch, 16 - Shrub, 17 - Hazel - Remove.

SITE: 11 ALDER CLOSE, DIBDEN PURLIEU, SO45 5SJ

3 TPO/15/0240

Proposal: Boundary line of Oak trees - Reduce and cut back the closest tree from the property by 3 metres and thin canopy by 15%.

SITE: AT THE FRONT OF 32 COSWORTH DRIVE, DIBDEN, SO45 5UN

4 TPO/15/0261

Proposal: T1 - Oak - Remove lowest sub lateral from over the shed. Reduce the main stem over the garden by approximately 2 metres to suitable growth point. Crown raise over the garden to 5 metres above ground level.

SITE: ON LAND TO REAR OF 20 BUTTSBRIDGE ROAD, HYTHE, SO45 3HF

PLANNING DECISIONS HYTHE AND DIBDEN PARISH TO 25 MARCH 2015

- 1 App No: 14/11717 Full Planning Permission**
Applicant(s): Mrs Mahony
Agent: Mr Bob Abbott
Proposal: Rear conservatory
Site: ENDSLEIGH, BEAULIEU ROAD, DIBDEN PURLIEU, SO45 4PT
Decision: Granted Subject to Conditions
- 2 App No: 15/10011 Prior Approval Office to Dwelling**
Applicant(s): Oakdene Construction
Agent: Nicholas Jenkins
Proposal: Use 1st & 2nd floor as 4 flats (Prior Approval Application)
Site: COOPER HOUSE, 9 NEW ROAD, HYTHE, SO45 6BP
Decision: Prior Approval approved
- 3 App No: 15/10020 Full Planning Permission**
Applicant(s): Mr J & Mrs R Pond & Biggs
Agent: P M Design
Proposal: Single-storey side and rear extension with roof lights
Site: 18 BUTTS ASH GARDENS, HYTHE, SO45 3BL
Decision: Granted Subject to Conditions
- 4 App No: 15/10027 Full Planning Permission**
Applicant(s): Mr Yonoff
Agent: AWD Design Ltd
Proposal: Single-story side extension; pitched roof over existing garage; canopy to front; conservatory
Site: 33 BUTTS ASH GARDENS, HYTHE, SO45 3BL
Decision: Granted Subject to Conditions
- 5 App No: 15/10143 Lawful Development Certificate proposed**
Applicant(s): Mr & Mrs Hampton
Agent: Sanders Design Services Ltd
Proposal: Roof alterations in association with new first floor; roof lights (Lawful Development Certificate that permission is not required for proposal)
Site: 31 MALWOOD ROAD WEST, HYTHE, SO45 5DF
Decision: Was Lawful
- 6 App No: 14/11727 Listed Building Alteration**
Applicant(s): Mr & Mrs Endean
Agent:
Proposal: Replacement sash windows to front elevation (Application for Listed Building Consent)
Site: 8 PYLEWELL ROAD, HYTHE, SO45 6AR
Decision: Granted Subject to Conditions

- 7 App No: 15/10013 Full Planning Permission**
Applicant(s): Oakdene Construction
Agent: Jenkins Architecture Ltd
Proposal: Third floor extension & change of use of first & second floors to create 5 flats; external alterations; cycle & bin store
Site: COOPER HOUSE, 9 NEW ROAD, HYTHE, SO45 6BP (NB: PROPOSED LEGAL AGREEMENT)
Decision: Withdrawn by Applicant
- 8 App No: 15/10055 Full Planning Permission**
Applicant(s): Mr Bath
Agent: Extension Design Ltd
Proposal: Single-storey front and side extension; first floor side extension; roof lights; front porch canopy
Site: CHEROKEE, LIME WALK, DIBDEN PURLIEU, SO45 4RB
Decision: Granted Subject to Conditions
- 9 App No: 15/10059 Full Planning Permission**
Applicant(s): Mr & Mrs Boswell
Agent: Task Building Design
Proposal: Two-storey front and rear extensions; roof alterations and rooflights in association with extended first floor
Site: 6 OAK ROAD, DIBDEN PURLIEU, SO45 4PL
Decision: Granted Subject to Conditions
- 10 App No: 15/10089 Full Planning Permission**
Applicant(s): Mr Bartlett
Agent:
Proposal: Outbuilding
Site: 11 LYTTON ROAD, HYTHE, SO45 3GP
Decision: Granted Subject to Conditions
- 11 App No: 15/10266 Lawful Development Certificate proposed**
Applicant(s): Mrs Blomley
Agent: Extension Design Ltd
Proposal: Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)
Site: 2 DEVONSHIRE GARDENS, HYTHE, SO45 3QZ
Decision: Was Lawful

Sean Spencer

From:
Sent:
To:
Subject:

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: 14/11371

Planning Inspectorate Reference: APP/B1740/W/15/3005214

Site: Land Adjacent THE CROFT, LANGDOWN LAWN, HYTHE (NB PROPOSED LEGAL AGREEMENT)

Description: Use as dwelling; roof alterations; dormer; fenestration alterations; parking; bin store; 1.8m high boundary fence

Reason(s) for refusal: The proposed extension and conversion of the existing building on the application site to form a dwelling would result in a contextually inappropriate development that would be detrimental to the character and appearance of the area. In particular:-

- a) the layout, design and form of the proposed development would be unrelated to that of adjacent developments at Knightstone Grange and on the site of the former Croft Public House, and the proposal would therefore appear incongruous and discordant in its setting;
- b) the development would appear unduly cramped within its setting due to the proposed dwelling's close proximity to its boundaries, the limited plot size, and the dwelling's awkward visual relationship to adjacent properties in Knightstone Grange;
- c) the proposed close-boarded fence enclosure would be of an unsympathetic appearance in what is a fairly prominent location, and its adverse visual impact would be materially compounded by the associated loss of existing vegetation and greenery.

The proposed dwelling would also not be afforded an appropriately high quality living environment due to the proposed dwelling's confined setting and close proximity to adjacent access roads and parking areas. As such, the proposal would be contrary to Policy CS2 of the Core Strategy for New Forest District outside of the National Park as well as a key objective of that Core Strategy.

The proposed development would fail to make any contribution toward addressing the substantial need for affordable housing in the District. The proposal would therefore conflict with an objective of the Core Strategy for the New Forest District outside the National Park 2009 and with the terms of Policies CS15 and CS25 of the Core Strategy.

The proposed development would fail to make any contribution to enhance or create off-site provision and management of public open space to meet the needs of the occupants of the development for public open space. The proposal would therefore be contrary to an objective of the Core Strategy for the New Forest District outside the National Park 2009 and with the terms of Policies CS7 and CS25 of the Core Strategy.

The proposed development is likely to impose an additional burden on the existing transport network which would require improvements in order to mitigate the impact of the development. In the absence of any contribution towards the costs of the necessary improvements to enable the additional travel needs to be satisfactorily and sustainably accommodated, the development conflicts with an objective of the Core Strategy for the New Forest District outside the National Park 2009 and with the terms of Policies CS24 and CS25 of the Core Strategy.

The recreational impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest Ramsar site, the Solent and Southampton Water Special Protection Area, the Solent and Southampton Water Ramsar site, and the Solent Maritime Special Area of Conservation would not be adequately mitigated and the proposed development would therefore be likely to unacceptably increase recreational pressures on these sensitive European nature conservation sites, contrary to Policy DM3 of the New Forest District Local Plan Part 2: Sites and Development Management.

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

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The Planning Inspectorate have an online appeals service which you can use to comment on this appeal, these must be made by 27/04/2015. You can find the online appeals service through the appeals area of the Planning Portal - see www.planningportal.gov.uk/planning/appeals

If you prefer to write in, please send three copies to the Planning Inspectorate, Room 3/10, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN to arrive no later than 27/04/2015.

Representations received after the deadline will not be accepted. The Planning Inspectorate will send copies of your letter to the Council and to the appellant.

A copy of the decision letter will be available to view on the internet - see www.planningportal.gov.uk/planning/appeals

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ONLINE CONSULTEE RESPONSE ON PLANNING APPLICATION 14/11371

Location Land Adjacent THE CROFT, LANGDOWN
LAWN, HYTHE (NB PROPOSED LEGAL
AGREEMENT)

Received Date 13 November 2014

Comment Only received from HYTHE & DIBDEN PARISH COUNCIL

Comment: Comment: PAR 4: Recommend REFUSAL.
1. There are concerns that the proposal for the fence around the garden would obscure the view onto Beaulieu Road by drivers leaving the adjacent housing development and convenience store.
2. The proposal does not provide a high quality living standard.
3. There are concerns that the property would impinge on the residents in the adjacent block of flats which are part of Knightstone Grange.