

Minutes of the Planning Meeting of Hythe and Dibden Parish Council

Held at The Grove, 25 St John's Street, Hythe
Wednesday 14th February 2018 at 6.45 p.m.

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

Councillors:

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

Councillors:

p T Johnson
a M McLean
p A Wade

Officers in attendance

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

p = present
a = apologies

4 Members of the Public

225/17 DECLARATIONS OF INTEREST

Cllr. Chris Harrison declared an interest in agenda item 6a: App No: 17/11704 because he lives almost opposite the site. Cllr. Harrison took no part in the discussion and did not vote on this application.

226/17 PUBLIC PARTICIPATION PERIOD

There were no comments made.

227/17 NOTIFICATION OF ANY OTHER URGENT BUSINESS TO BE RAISED AT THE END OF THE MEETING

There were no matters raised.

228/17 TO SIGN THE MINUTES OF THE MEETING HELD ON 10 JANUARY 2018

Consideration was given to the Minutes of the meetings of the committee held on 10 January 2018

RESOLVED that

The minutes of the meetings of the Committee held on 10 January 2018, having been circulated, were taken as read and signed by the Chairman.

229/17 **PLANNING LISTS**

RESOLVED

- a) That the comments made on the Planning Applications received up to 7 February 2018 and contained in the attached schedule be forwarded to the District Council.
- b) That the comments made on the Tree Applications received up to 7 February 2018 and contained in the attached schedule be forwarded to the National Park Authority.

230/17 **NEW FOREST NATIONAL PARK AUTHORITY – NEW FOREST NATIONAL PARK LOCAL PLAN 2016-2036 CONSULTATION**

Committee Members considered the consultation documents for the New Forest National Park Submission draft Local Plan 2016 – 2036.

RESOLVED

that Members will submit their comments to the Deputy Clerk by 23rd February 2018. All comments will be collated and then submitted to New Forest National Park Authority before the end of the consultation period - 28th February 2018.

231/17 **ANY OTHER BUSINESS**

There were no matters mentioned.

The meeting closed at 8.35pm.

Chairman

Date

mnpln482

**PARISH APPLICATIONS FOR HYTHE AND DIBDEN:
4 JANUARY 2018 - 7 FEBRUARY 2018**

- 1 App No: 18/10050 Full Planning Permission 12/01/2018**
Applicant(s): McCarthy and Stone Retirement Lifestyles Ltd.
Agent: The Planning Bureau Ltd
Proposal: Part 3 - part 4- storey block of 35 retirement flats; communal facilities; refuse & buggy stores; sub station; parking; landscaping; demolition of existing buildings
Site: FORMER POLICE STATION, JONES LANE, HYTHE SO45 6AW
Comment: PAR 4: Recommend REFUSAL. The Committee objects to the application for the following reasons:

 - 1) The design is industrial in appearance and bland with no architectural mitigating factors.**
 - 2) The adjacent open space is enjoyed by the young people of our Parish and will now be overlooked.**
 - 3) The 4-storey elevation adjacent to West Street will create a feeling of overlooking into Hythe Marina.**
 - 4) There is insufficient turning space on the site for refuse and emergency vehicles.**
 - 5) The development would be dominant in the street scene by way of its bulk.**
 - 6) The number of residents' parking spaces within the development is insufficient which, linked with the additional charges to residents for spaces, would lead to off street parking on the already busy Jones Lane.**
 - 7) The development will skyline when seen from Southampton Water, especially the pier, and is intimidating in appearance by reason of its bulk and block appearance.**

- 2 App No: 17/11783 Full Planning Permission 04/01/2018**
Applicant(s): Mr & Mrs Margham
Agent: Thorns Young Ltd
Proposal: Two-storey side extension; pitch roof to existing front porch; fenestration alterations
Site: 1 HEATHFIELD, HYTHE SO45 5BJ
Comment: PAR 2: Recommend REFUSAL but would accept the decision reached by the DC Planning Officers under their delegated powers. The window in the bedroom of the new extension would allow overlooking into No.2 Sunnydale.

- 3 App No: 17/11770 Variation / Removal of Condition 10/01/2018**
Applicant(s): Vivid Build
Agent: HGP Architects
Proposal: Variation of condition 21 of Planning Permission 15/10751 to allow revised drainage proposal
Site: LAND ADJACENT TO FOREST LODGE FARM, FAWLEY ROAD, HYTHE, SO45 3NJ

Comment: PAR 4: Recommend REFUSAL. As the information required by Hampshire County Council's Flood and Water Management Team has not been provided, the Parish Council feels unable to comment further at this time.

In order to better understand the application the Council would like NFDC's Drainage Officer's advice to be made available.

4 App No: 17/11796 Full Planning Permission 11/01/2018

Applicant(s): Miss Humber

Agent: Mr Sennitt

Proposal: Two houses; parking; access alterations; landscaping; demolition of existing

Site: ASHBEND, BUTTS ASH LANE, HYTHE SO45 3RN

Comment: PAR 3: Recommend PERMISSION.

5 App No: 18/10015 Full Planning Permission 15/01/2018

Applicant(s): Mr Dolling

Agent: Sanders Design Services Ltd

Proposal: Single-storey front extension; use of garage as living accommodation; two-storey rear extension

Site: 10 HOME FARM CLOSE, HYTHE SO45 6JN

Comment: PAR 2: Recommend REFUSAL but would accept the decision reached by the DC Planning Officers under their delegated powers. The Council would support the rear extension, however the space left within the front garden for parking would be insufficient for the number of bedrooms proposed.

6 App No: 18/10035 Full Planning Permission 10/01/2018

Applicant(s): Mr & Mrs Head

Agent: Sanders Design Services Ltd

Proposal: Use as two flats (Retrospective)

Site: 16A & 16B TORMEAD, HYTHE SO45 5AW

Comment: PAR 2: Recommend REFUSAL but would accept the decision reached by the DC Planning Officers under their delegated powers. As there are three bedrooms in two properties, two parking spaces are insufficient and there is no off street parking potential.

7 App No: 17/11204 Outline Planning Permission RE-CONSULTATION

Applicant(s): NHS Property Services Ltd

Proposal: Community hospital; parking; landscaping (Full Planning); Up to 21 dwellings (Outline application with details only of access) (demolish existing buildings)

(AMENDED PLANS)

Site: HYTHE AND DIBDEN WAR MEMORIAL HOSPITAL, BEAULIEU ROAD, HYTHE SO45 4ZB

Comment: PAR 1: Recommend PERMISSION but would accept the decision reached by the DC Planning Officers under their delegated powers. The Council supports the application for the hospital but would like to make the following comments:

1) There are concerns over the visibility splay when vehicles are leaving the site and the Council would like to see improvements made to increase the visibility.

2) The Council is in the process of compiling a Neighbourhood Plan. The information that has been received confirms that there is a need for up to three bedroom houses only. As a result, it is suggested that the proposal for 2 x four bedroom houses be removed and replaced with three bedroom properties.

3) There seems to be insufficient turning space available on the housing part of the development for refuse and emergency vehicles.

8 App No: 17/11675 Full Planning Permission 18/01/2018

Applicant(s): Mr Duell & Ms Pocock

Agent: Sanders Design Services Ltd

Proposal: Roof alterations to enlarge existing first floor accommodation; two storey front and side extension; single storey side extension

Site: PRIMAVERA, 30 BUTTS ASH AVENUE, HYTHE SO45 3RE

Comment: PAR 2: Recommend REFUSAL but would accept the decision reached by the DC Planning Officers under their delegated powers. The Council would like to see all the windows on the rear elevation fitted with obscure glazing. The bathroom and ensuite windows should also be top opening.

9 App No: 17/11687 Full Planning Permission 18/01/2018

Applicant(s): Mr Wheeler-Osman

Agent: Sanders Design Services Ltd

Proposal: Two-storey side extension; front porch

Site: 21 ADAMS ROAD, HYTHE SO45 3JT

Comment: PAR 1: Recommend PERMISSION subject to the bathroom window being top opening and fitted with obscure glazing.

10 App No: 18/10006 Full Planning Permission 23/01/2018

Applicant(s): Mr & Mrs Smyth

Agent: Marcus James Architecture

Proposal: Two-storey side extension

Site: 56 DUKESWOOD DRIVE, DIBDEN PURLIEU, SO45 4NJ

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

11 App No: 18/10061 Full Planning Permission 19/01/2018

Applicant(s): Hythe & Dibden Parish Council

Agent: Sanders Design Services Ltd

Proposal: Portable Cabin; 2.4 metre high galvanized gates

Site: HYTHE PARISH COUNCIL WORKS DEPOT, FROST LANE, HYTHE

Comment: The Committee feels unable to comment on this application because it was submitted by the Parish Council.

12 App No: 18/10065 Full Planning Permission 15/01/2018

Applicant(s): Mr Reed

Agent: Extension Design Ltd

Proposal: Single storey rear extension; raised deck.

Site: 21 LODGE DRIVE, DIBDEN PURLIEU, SO45 4LX

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

13 App No: 18/10068 Full Planning Permission 16/01/2018

Applicant(s): Mr Naylor

Agent: IHD Architectural Services Ltd

Proposal: Single-storey rear extension

Site: 5 HILLVIEW ROAD, HYTHE SO45 5GJ

Comment: PAR 3: Recommend PERMISSION.

14 App No: 18/10084 Full Planning Permission 19/01/2018

Applicant(s): Mr & Mrs Satterthwaite

Agent: Tyrrell Dowinton Associates UK Ltd

Proposal: Single-Storey Rear Extension

Site: 6 BRENDON CLOSE, DIBDEN PURLIEU SO45 5SQ

Comment: PAR 3: Recommend PERMISSION.

15 App No: 18/10054 Full Planning Permission

Applicant(s): Mr Dennis

Agent:

Proposal: Single-storey rear extension

Site: BRENTMOOR, ROMAN ROAD, DIBDEN PURLIEU, SO45 4PR

Comment: PAR 3: Recommend PERMISSION.

16 App No: 17/11525 Full Planning Permission 24/01/2018

Applicant(s): Heathfield Property Development Ltd & Purlieu Construction Company Ltd

Agent: IHD Architectural Services Ltd

Proposal: 1 terrace of 3 houses; associated parking

Site: LAND REAR OF 12 AND 14 SOUTH STREET, HYTHE SO45 6EB

Comment: PAR 1: Recommend PERMISSION subject to the two gable end first floor windows being top opening. The Committee would also like to see that the rear gardens are protected from carbon dioxide transfer from the exhausts of cars parking on the proposed and soon to be constructed adjacent flats.

17 App No: 18/10081 Full Planning Permission 23/01/2018

Applicant(s): Mr & Ms Cox

Agent: Pario Design

Proposal: Single-storey front & rear extensions

Site: 6 CLEVELAND DRIVE, DIBDEN PURLIEU, HYTHE SO45 5QR

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

18 App No: 18/10082 Full Planning Permission 23/01/2018

Applicant(s): Mr & Mrs Humphries

Agent: Pario Design

Proposal: Single-storey front extension

Site: 4 CLEVELAND DRIVE, DIBDEN PURLIEU, HYTHE SO45 5QR

Comment: PAR 3: Recommend PERMISSION.

19 App No: 18/10096 Full Planning Permission 22/01/2018

Applicant(s): Mr & Mrs Gregory

Agent: PM Design

Proposal: Single-storey side and rear extension

Site: 171 LANGDOWN ROAD, HYTHE SO45 6EJ

Comment: PAR 3: Recommend PERMISSION.

20 App No: 18/10108 Full Planning Permission 24/01/2018

Applicant(s): Mr & Mrs Kelly

Agent: Sanders Design Services Ltd

Proposal: House; detached garage; demolition of existing

Site: JACARANDA, LIME WALK, DIBDEN PURLIEU, HYTHE SO45 4RA

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

21 App No: 17/11704 Advertisement Consent 31/01/2018

Applicant(s): Lidl UK

Agent: RPS Planning Transport & Environment

Proposal: Display 3 internally illuminated fascia signs; 4 externally illuminated post mounted car park signs (Application for Advertisement Consent)

Site: LIDL (FORMER NFDC CAR PARK), ST JOHNS STREET, HYTHE, SO45 6DA

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

22 App No: 18/10171 Full Planning Permission 05/02/2018

Applicant(s): Mr Kneller

Agent:

Proposal: Roof alterations; two-storey side extension; rooflights; raise chimney height

Site: FOURWAYS, BEAULIEU ROAD, DIBDEN PURLIEU, HYTHE SO45 4PT

Comment: PAR 2: Recommend REFUSAL but would accept the decision reached by the DC Planning Officers under their delegated powers. The proximity of the extension to the Roman Road frontage by reason of its block appearance and vertical 2-storey gable end is obtrusive and out of keeping with the street scene. The proposal is very close to the National Park boundary and the gable end roof is out of keeping when viewed from the Park.

**PARISH TREE APPLICATIONS FOR: HYTHE AND DIBDEN
4 JANUARY 2018 - 7 FEBRUARY 2018**

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

1 App No: TPO/18/0053

Proposal: Prune 1 x Beech tree

Site: 6 BLACKDOWN CLOSE, DIBDEN PURLIEU, SO45 5QS

Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist.

2 App No: TPO/18/0041

Proposal: Fell 1 x Birch tree

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

Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist.

3 App No: TPO/18/0038

Proposal: Fell 2 x Oak trees, Prune 2 x Oak trees

Site: 13 CHARLIE ADAMS COURT, SEWARD GREEN, HYTHE, SO45 6GQ

Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist.

4 App No: TPO/18/0062

Proposal: Fell 2 x Oak trees, Prune 1 x Oak tree

Site: 1 THE ORCHARD, DIBDEN, SO45 5UR

Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist.

5 App No: TPO/18/0057

Proposal: Pollard 2 x Lime trees, Pollard 1 x Elm tree

Site: THE DAWN, LIME WALK, DIBDEN PURLIEU, SO45 4RB

Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist.

6 App No: TPO/18/0109

Proposal: Fell 1 x Beech tree

Site: SQUIRRELS BEECH, BEAULIEU ROAD, DIBDEN PURLIEU, SO45 4JF

Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist.

7 App No: TPO/18/0135

Proposal: Prune 1 x Oak tree

Site: 2 ARMITAGE AVENUE, DIBDEN PURLIEU, SO45 4LG

Comment: The Committee will accept the advice of the New Forest National Park's Arboriculturist.