

Minutes of the Meeting of Ashurst and Colbury Parish Council Planning and Development Committee on 18th July 2017.
Held at the Church Rooms, Deerleap Lane, Colbury at 6.45pm.

Present: Cllr C Hubbard (Chair), Cllr I Hobbs (Vice Chair), Cllr C White, Cllr M Thomas

Clerk: Helen Klaassen

In attendance: Max Holmes, Concept Design and Planning, and Cllr John Morris.

The Chair welcomed everyone and opened the meeting

PD/141 Apologies for Absence.

None.

PD/142 Declarations of Interest.

Cllr Thomas declared that he was a member of the NFA Planning Committee.

PD/143 Minutes of the Last Meeting.

The Clerk handed out the minutes and the committee took a moment to peruse them.

Clerk to send electronic copy.

Resolved; that the minutes be signed as a true and accurate copy.

PD/144 Planning Applications for the Committee's Consideration;

APPLICATION NUMBER: 17/00515/OUT

ADDRESS: Land Rear Of 213 And 219, Lyndhurst Road, Ashurst, SO40 7AA

PROPOSAL: Outline application for 3 No. new dwellings and associated works, appearance, access, scale and layout to be considered.

CASE OFFICER: Liz Young

The Committee heard from Max Holmes of Concept Design and Planning regarding the proposals. The proposals were currently being discussed with Lucy Bewis of NFDC regarding an appropriate allocation of them as affordable / social housing and the best way to take this forward. It was intended that provision of the houses as affordable or social would be in perpetuity. Possibly through legal agreement.

The Ecological survey was highlighted as out of date.

Concerns were raised regarding the calculations used for determining the noise levels. Assurance was given that mitigation could be given to this.

The access difficulties of the site were highlighted and concerns raised as to the pressure that more movement in that area may have on the surrounding area.

Discussion took place on the design of the proposals, Cllr Thomas stated he would prefer to see a more traditional design, in keeping with current surroundings and felt that development could take place as the site was not a greenfield site and was already surrounded by existing development.

The site would be a rural exception site, but concerns were raised that the site was still within 400m of the NF SPA.

Resolved; To recommend Refusal, for the reasons listed below;

The committee felt that the reasons for refusal for the last application still stood with this recent application, even though there was now an affordable element to the proposals. The site is outside of the village boundary. Access to the site is not ideal and there would be a loss of amenity to neighbouring properties. The site is small and would be against policies DP1, CP12, CP8 and CP19.

APPLICATION NUMBER: 17/00514/FULL
ADDRESS: 136 Lyndhurst Road, Ashurst, Southampton, SO40 7AS
PROPOSAL: Single storey rear and side extensions; dormer.
CASE OFFICER: Carly Cochrane

Recommend Option 1, Permission, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers.

No issues with either DP6 or DP11 were identified and it was felt that the extension would be acceptable in terms of design and there would be no visual intrusion to neighbouring properties. The proposals could not be seen from the road, therefore the street scene would remain unaffected.

APPLICATION NUMBER: 17/00525/FULL
ADDRESS: 13 Foxhills, Ashurst, Southampton, SO40 7ED
PROPOSAL: Single storey extension; new double garage to replace existing.
CASE OFFICER: Carly Cochrane

Recommend Option 1, Permission, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers.

No issues were identified with the proposals. They are in keeping with DP6 and 11 and neighbouring amenity would not be affected.

PD/145 Tree Work Applications for the Committee's Consideration;

To consider any applications that may come in after the publication of this agenda.

Tree works at 102 Woodlands Road, Ashurst had been forwarded after the publication of the agenda.

Recommend Option 5, happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.

Any further comments to be forwarded to the Clerk.

PD/146 Any Other Business.

None.

There being no other business the meeting closed at 7.05pm.

Signed: _____

Dated: _____