

Minutes of the Planning Committee Meeting held on 4th August 2015 at 7.15pm at The Church Rooms, Christ Church, Deerleap Lane, Colbury.

Present; Cllr M Coaker (Chair), Cllr C Hubbard, Cllr C White.

Clerk; H Klaassen.

Also present; Cllr S Arnold, Cllr A Sturgess.

10 members of the Public.

PC/010 Apologies for Absence.
None.

PC/011 Declarations of Interest.
None.

PC/012 Minutes of Meeting dated 16.06.15.
No Comments.

PC/013 Matters Arising.
None.

PC/014 Planning Applications for the Committee's Consideration;

Case Reference	15/00510
Address	84 LYNDHURST ROAD, ASHURST, SO40 7BE
Proposal	6No. new dwellings; demolition of existing building

The committee heard comments from various residents of the parish regarding the proposals for 84 Lyndhurst Road, and were shown photographs of that area by Cllr Arnold, after which they discussed the proposals themselves.

Resolution; To recommend to the NFNPA Option 4, Refusal, for the reasons listed below;

Having reviewed the re-submitted plans the committee felt that there were numerous reasons for recommending refusal once more. Although they recognised the reduction in units, it is still felt that the designs do not overcome the issues from the previous application in terms of height, size and layout of the whole. The building does not conform to any part of DP1, General Development Principles. It is not in keeping with the surrounding area in terms of design and the size of the proposed units; It is strongly felt that those issues from the previous application have not been overcome. Also within DP1, that surrounding properties will suffer significant adverse impact from the proposals in terms of the visual intrusion; shading, overlooking and loss of amenity (d). Concern was also strongly expressed on the impact to traffic of additional residences in an area already suffering from significant traffic congestion due to the very popular Co-op / Welcome Store adjacent to 84 Lyndhurst Road (DP1, e). In addition to this the plans indicate that the entrance and exit is only single carriageway width, something which would cause considerable difficulty with cars entering and exiting an already busy area. It was also felt that there was not enough provision for the replanting of trees and shrubs which would be lost in the development process (DP1, b). CP7; the Committee felt that the architectural design of the building showed no particular merit and did not reflect the local vernacular.

The committee believes that the proposals, as defined within CP12 (a), are in breach of DP9 as the proposal is to demolish an existing dwelling within spacious surroundings, such as is seen elsewhere in many areas of Ashurst and Colbury, and replace with a far great density of buildings which are out of character with surroundings and in breach of local distinctiveness as identified in the Village Design Statement.

There is also concerns regarding the impact to drainage in the area; with such a greater build area meaning an increase in surface run off, there are concerns that it will have a negative impact on both the immediate and wider area.

Concerns were also expressed by the committee that permitting this application would set a precedent which would have a significant negative impact on the village as it may give way to more developments of this type, something that residents and the committee were very strongly opposed to.

Case Reference	15/00539
Alternative Reference	PP-04336088
Address	14 WOODLANDS ROAD, ASHURST, SOUTHAMPTON, SO40 7AD
Proposal	Two storey side extension; single storey rear extension

The committee discussed the proposals.

Resolution; To recommend to the NFNPA Option 1, Permission, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

The committee felt that the proposals complied with DP1, a-e in terms of fitting with the current building and character of the area and having no impact on neighbouring properties. Also that, despite it not being a small dwelling and within the village envelope, it was within the confines of DP11 in that the proposals were appropriate to the existing dwelling and its curtilage. It was also noted that there appeared to be no impact on surrounding trees and that measures were going to be taken during construction to protect the New Forest SSSI. The committee felt however, that there was not enough information to allow them to make a fully informed decision therefore it was decided to accept the decision of the officers under their delegated powers.

PC/013 Any Other Business.
None.

At 8.05pm The Chairman thanked those present for attending and closed the meeting.