

OPEN SESSION: There was one member of the public present.

MINUTES OF THE MEETING OF THE PLANNING, TOWN & ENVIRONMENT COMMITTEE

Held on Friday 23rd May 2008 at 2.00pm

Apologies

Prior to the commencement of the meeting, the Deputy Town Clerk reported that apologies for absence had been received from the Chairman, Cllr N R G Clake, Harriet King, Student Advisor and Amy Lowry-Carter, Student Advisor.

The Chairman welcomed new Councillor, Barbara Woodfield, who was attending to help inform her decision on which Committees to join.

Declarations of Interest

Cllr Woodfield declared a personal and prejudicial interest in the three planning applications from Development Securities (08/92193, 08/92195 and 08/92208) as she has a business connection. Cllr Steele declared a personal interest in the Appeal by Churchill Retirement Living as he is in a similar business. Cllr Cole declared a personal and prejudicial interest in the District Housing Land Availability Assessment as he owns land in the Green Belt.

PRESENT: Cllr M A Steele (Vice Chairman)
Cllr N J Chard
Cllr D R Cole
Cllr L C Ford
Cllr B H Terry
Cllr Mrs J A Terry
Cllr Mrs A Wiseman

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk
Claire Perrens, Meetings Administrator
Mr David Groom, NFDC Development Control Manager
Cllr Mrs B Woodfield

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MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meetings held on 25th April and 7th May 2008, having been circulated, be approved and signed as a correct record.

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PLANNING APPLICATIONS

Members considered planning applications in respect of periods ending 23rd and 30th April and 7th and 14th May 2008.

APPLICATION NUMBER 08/92288 – 40 COLLEGE ROAD

Mrs Mary Davis of 42 College Road objected to the application for a single storey outbuilding as the height appeared to allow for future development in the roof space. Members agreed that the height, at 4.9m from the highest ground, appeared excessive for a garden room and store and felt that this would have an unacceptable impact on the outlook of the adjoining properties.

APPLICATION NUMBERS 08/92193, 08/92195 AND 08/92208 – PROPOSED DEVELOPMENT ON LAND ADJOINING THE FURLONG CENTRE

Members considered the planning application for a mixed use development of shops, offices and residential flats on land adjoining the Furlong Centre and two associated applications for listed building consent and conservation area consent to demolish. A number of issues had been raised by members at a previous

informal meeting and these were discussed further with the advice of Mr David Groom, NFDC Development Control Manager.

There were several issues relating to parking, servicing and road safety, which required further clarification. It was noted that Hampshire Highways had not yet looked at the plans in detail and agreed that this Council's comments should be forwarded to the relevant officer to take into consideration.

08/92208 - Members were supportive of the development in principle. However, as there was insufficient information included in the application relating to parking, servicing, waste management and developers contributions, they felt unable to support the application at the present time.

08/92193 – Several Members were not in favour of the demolition of 11-13 Meeting House Lane and wished to see the properties retained and incorporated into the overall development. However, other Members believed that demolition of these properties would be necessary in order for the development to take place. A vote was taken and it was agreed to support the Planning Officer's initial view that the demolition be accepted subject to the approval of the redevelopment scheme. Cllr B and Mrs Terry asked for their views to be recorded. They agreed with the Planning Officer's view and felt that it would not be practical to incorporate 11-13 Meeting House Lane into the development.

08/92195 – There was no objection to the proposed changes to the Listed Building at the rear of the White Hart.

RESOLVED: That the observations summarised in *Annex 'A'* be submitted.

RECOMMENDED: That the following observations be submitted on the proposed development on land adjoining the Furlong Centre:

- 08/92208 – Refusal (2) with comments attached at *Annex 'B'*.
- 08/92193 – Officer's Decision (5) – concur with Planning Officer's initial views.
- 08/92195 – Permission (1).

Cllr Woodfield left the meeting at 3.36pm, following consideration of P/92135.

P/4561

NEW FOREST DISTRICT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Members considered consultation from New Forest District Council asking for recommendations of suitable sites to meet future housing needs. It was noted that the Council had previously recommended several sites in response to an Urban Potential Study carried out by the District Council. It was therefore agreed to resubmit these sites. Members were concerned that there had been an increasing number of applications for bigger backland development in the town, which was having a significant effect on the character of the built-up area. It was hoped therefore that the District Council would take the opportunity to review the boundary of the Green Belt to allow development on some of the recommended sites.

RECOMMENDED:

- 1) That the following sites be recommended to the District Council for inclusion in the New Forest District Strategic Housing Land Availability Assessment:
 - i) The former Wellworthy site off Christchurch Road
 - ii) Land to the rear of 88-100 Christchurch Road
 - iii) Land generally at the rear of other properties along Christchurch Road
 - iv) Land off Christchurch Road between Willow Drive and Moorland Gate
 - v) Land adjoining Mount Pleasant Lane
 - vi) Land at the rear of properties in Christchurch Road and lying between those properties and the sewage works off Hampshire Hatches Lane.

- 2) That, further to previous representations to the District Council on the subject of the Green Belt boundary having been drawn too tight, the District Council be requested to take this opportunity to review the boundary of the Green Belt.

P/4562

APPEALS TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT

Members considered the Appeal by Churchill Retirement Living against the refusal of permission for a new office building at Millstream House, Parkside & 5a Duck Island Lane. Members did not wish to submit any further comments to the Planning Inspectorate, but felt that it was important that the Town Council be represented at the Hearing, for which a date had yet to be announced.

Members also considered the Appeal by Windsor Developments against the refusal of permission for a 3-storey block of 9 flats on land of Melbourn, Brigadoon and Armadale, The Close. It was noted that Cllr Chard had received a letter from the developers promoting the flats in advance of planning permission having been received, and agreed that this should be forwarded to the Planning Inspectorate for information.

RESOLVED: That no further comments be submitted to the Planning Inspectorate in relation to the Appeals by Churchill Retirement Living and Windsor Developments, but that a copy of the letter to residents in outlying areas from Windsor Developments be forwarded for information.

P/4563

PEDESTRIAN SIGNS

The Deputy Town Clerk reported that Mott Gifford had been tasked by Hampshire County Council to carry out a feasibility study on the proposals put forward by the Signage Project Group for improved pedestrian signing in the town. As a newcomer to the town, the officer had at first moved away from the Group's proposals and directed pedestrians through the Furlong Centre. However, as one of the main aims of the project was to encourage visitors into the heart of the town, the revisions to the scheme had not been accepted. The proposals had now been redrawn and Members were advised of the key locations that would be included in the scheme.

RESOLVED: That the proposals for the layout of pedestrians signs in the town centre be approved.

The Chairman closed the meeting at 4.33pm.