NOTICE OF MEETING

A meeting of the PLANNING AND TRANSPORTATION ADVISORY COMMITTEE will be held in the Council Chamber, Totton and Eling Civic Centre, on **Wednesday 3rd September 2014** at **7.15 p.m.** or if members of the public wish to raise questions it will commence immediately after the Public Consultation which shall not last more than 15 minutes.

AGENDA

1. Apologies for absence.
2. To sign previous Planning & Transport Committee Minutes.

DELEGATED ITEMS NOT REQUIRING THE APPROVAL OF THE FULL COUNCIL

3. To note any Declarations of Interest made by Members in connection with an Agenda item. The nature of the interest must also be specified. Members are asked to discuss any possible interests with the Committee Administrator prior to signing.

4. To note from any Councillors who wish to advise the Committee that as New Forest District Council Members sitting on the Planning Committee that they would make it clear as follows: That the views they express on individual planning applications discussed by the Committee are based on information before them at the time and may change in the light of further information and debate at the District Council’s Planning Committee.

5. To consider the possibility of implementing a Neighbourhood Plan.

6. To discuss the proposed Totton Town Centre Improvement Plans.


8. To consider “Non Delegated” planning applications:

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>14/11122</td>
<td>LAND AT 21 MAIN ROAD, TOTTON, SO40 7EP</td>
</tr>
<tr>
<td>14/11024</td>
<td>CHURCH OF THE CROSS, T OTTON SO40 3HG</td>
</tr>
<tr>
<td>14/10857</td>
<td>LAND AT LOPERWOOD FARM, CALMORE, TOTTON SO40 2RT</td>
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</tbody>
</table>

[A summary sheet providing details of applications to be considered is attached. Late items may be added without prior notice]

TOWN CLERK

Committee Members: L. E. Harris (Chairman), G. F. Dart (Vice Chairman), D. A. Britton, Mrs S. Brown, I. C. Coombes, D. Harrison, C. Lagdon, N. S. Penman and R. F. Scrivens
PLANNING AND TRANSPORTATION ADVISORY COMMITTEE

NON-DELEGATED APPLICATIONS FOR COMMITTEE CONSIDERATION

27th August 14/1122 LAND AT 21 MAIN ROAD, TOTTON, SO40 7EP

Application No: 14/1122
Applicant: Mr James Edward Hartley
Proposal: Detached house, cycle store, parking
Site: LAND AT 21 MAIN ROAD, TOTTON, SO40 7EP

Comment of Planning Administrator

The proposed new dwelling proposed in the garden of 21 Main Road is modest in size and height and is in keeping with properties in Jacobs Walk. Amenity space is limited for both the new abode and the host dwelling, but not unacceptable. Adequate provision has been made for parking at both properties and space has been utilised well. Loss of amenity to neighbours is not a concern provided the proposed 1st floor window on the southwest side is glazed.

RECOMMENDATION – PERMISSION, but would accept the decision reached by the District Council’s Officers under their delegated powers.

27th August 14/11024 CHURCH OF THE CROSS, TOTTON SO40 3HG

Application No: 14/11024
Applicant: Mr Stuart Bassham
Proposal: Use as cafe; retail & social work centre (Use Class A3 & A1)
Site: CHURCH OF THE CROSS, 12 HAMMONDS GREEN, TOTTON SO40 3HG

Comment of Planning Administrator

The current plans are unclear as to the details of the change of use of the building, especially the social work aspect of the application. However under permitted development rights a café or a shop are allowed for 2 years without permission, but not a mixed use of café/shop. With this in mind the benefit to the local community that this largely under used facility would provide outweighs the potential increase in traffic or noise associated with commercial use.

RECOMMENDATION – PERMISSION, but would accept the decision reached by the District Council’s Officers under their delegated powers.
Application No: 14/10857
Applicant: Mr David Butcher
Proposal: Development of 24 dwellings comprised 10 detached houses; 3 pairs semi-detached houses; 1 terrace of 3 houses; 1 block of 5 flats; detached garages; bin & cycle store; sub station; access; open space & landscaping
Site: Land of LOPERWOOD FARM, LOPERWOOD, TATCHBURY MOUNT, CALMORE, TOTTON SO40 2RT

Comment of Planning Administrator

Although the location of the development is not ideal it is however preferred development land given the emphasis on providing the areas large housing need as it is in a sustainable location on the boundary of a built up area with good transport links and access to local services. However, Councillors were concerned about the parking provisions on the site. It was proposed that the parking allocations on the site should be made more than adequate to alleviate potential problems with residents parking on Calmore Road. Local events at the Church and Cricket ground could cause safety issues if residents and visitors to the estate parked on the street. Overall the members were pleased with the layout, design and the large provision of affordable housing which is beneficial for the community. Members also asked that particular care should be taken in the preservation of existing hedgerows and trees.

RECOMMENDATION – PERMISSION, but would accept the decision reached by the District Council's Officers under their delegated powers.