

All minutes are draft until ratified by the Committee at the next meeting

Marchwood Parish Council

Minutes of the meeting of the Planning Committee held at Marchwood Village Hall on Monday
6 March 2023 commencing at 7.30pm

Present: Councillors: J Buckett, J Case, D Hindle, J Leath, P Mballa, S Roach and M Saxby.

In attendance: T Dudley, Parish Clerk. Cllr Wright, NFDC Cllr S Bennison and NFDC Cllr Hoare.

Apologies

PC/2022/050 – Apologies for absence were received from Cllr Young due to a previous commitments.

Resolved – apologies for absence were approved.

Declaration of Interest

PC/2022/051 – There were no declarations of interest for this meeting.

Public Participation

PC/2022/052 – Cllr Wright addressed the Committee to object to planning application 22/10449. He explained that the previous objection to the application raised concerns relating to safety issues at existing Normandy Way/Admiralty Way junction specifically west bound vehicles not having sufficient sight stopping distance when approaching the junction of Admiralty Way.

He had contacted Hampshire Highways using data from the application in order to analyse stopping distance for the junction this analyse revealed insufficient stopping distance for the speed of the road and visibility. It was agreed at the time Hampshire Highway engineers would review the junction based on the comments, no response has been received to date.

The Transport Assessment Addendum addressed the issue using the same method that yielded 60 metres. He raised concerns that there was a zero margin for error in that the calculated stopping distance is the same as the measured visibility. The proposed development would add a significant vehicle movements to the junction therefore, a likelihood of further collisions.

Further concerns was raised relating to pedestrian safety, the amended plans for the Normandy Way crossing near Shorefield Road there had been some improvements in that the revised plan included a central refuge, he considered that this change did not go far enough to protect pedestrians crossing the busy 40mph road that was used extensively by HGV's and that children would be utilising the point to access the bus stop opposite in order to attend school.

With regard to odour the comments submitted by Council had not been mitigated therefore, the objection should remain.

The previous Council response stated that the original Transport Assessment made no inclusion of the additional traffic that would be created by the approved Solent Gateway port expansion plans. He stated that the Transport Assessment Addendum did not mention the additional vehicle movements the expansion would create therefore, the figures used in the analysis were not fit for purpose.

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PC/2022/053 -RESOLVED - .the minutes of the meeting 5 December 2023 were approved and signed by the Chairman.

Planning Applications

PC/2022/054 - RESOLVED: To submit the following comments and recommendations.

App No 22/10449

Address Corks Farm, Normandy Way, Marchwood

Proposed	Outline permission (Access only) for residential development on 8.96ha of up to 150 dwellings, together with drainage and associated landscaping, including public open space and provision for Alternative Natural Recreational Greenspace and SuDS.
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PAR4 – Objection.

Members agreed that the amended plans with reference to traffic on the surrounding roads of the proposed development at Cork Farm had not addressed the previous concerns raised by the Council.

Traffic generated from the proposed additional dwellings and the expected increase in traffic from the Solent Gateway expansion would have a detrimental impact up on the road infrastructure. Residents of the proposed development especially children who would be expected to cross the busy roads to get to school and or the bus stop used by many HGV's that were allowed to drive at speeds of 40mph would be worryingly dangerous.

The proposed crossing points remained a concern and still considered to be dangerous for young people to use. The crossing near to Shorefield Road was considered to be a marginally better proposal with the addition of a central refuge however, further improvements should be considered due to the HGV's using the road at 40mph; Normandy Way was an area where exceeding speed limits occurred on a regular basis experienced and monitored by the local Speedwatch group. The issues with blind spots and stopping distances remained a concern that had also not been considered or mitigated.

In addition to the transport problems the issues with odour from sewage works had also not been addressed to the satisfaction of Southern Water, this remained a concern.

Members agreed that there were no amendments relevant that mitigated the concerns previously raised by the Council therefore, the previous decision to object to the proposal reached by Council would still stand, the amendments did not alleviate the previous concerns.

Comment

App No 23/10172

Address Land South of Hythe Road and East St Contest Way Marchwood
SO40 4WU.

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Proposed	Erection of a two storey 66-bed care home (use class C2) with associated access Parking and landscaping and ancillary facilities; diversion of public footpath (reference 6b) LNT Care Developments Ltd PAR4 – Objection Members considered the site of the proposed development was inappropriate being so near to the A326 and neighbouring the Pilgrim public house that was considered to be an asset for the local community. The venue had outside recreation and music events for the community, the development of a care home would result in noise complaints and a possible loss of this valuable asset. The proposed access on to the site off St Consent Way was also considered to be inappropriate and would be detrimental to the residents especially during the construction stage. The proposed parking was insufficient for the size of the home and would result in residential roads being used as an overflow car park. In addition the development was considered to be visually out of keeping within the street scene. The infrastructure, doctors' surgery was not available to fulfil the needs of a care home. Concern was raised for the emergency services gaining access to the site via St Consent Way due to the road having what was described as a pinch point.
Comment	
App No	23/10140
Address	14 The Tussocks, Marchwood SO40 4YE
Proposed	Single storey rear extension
Comment	PAR1 - No objection

Planning decisions

PC/2022/055 - The planning decisions were noted.

Tree Applications

PC/2022/056 – Tree applications - There were no tree applications for this meeting:

PC/2022/057 - Tree decisions – There were no tree decisions for this meeting.

PC/2023/058 - The date of next meeting 3 April 2023. The meeting closed at 8.10pm.

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