

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 1 July 2024 at 7.30pm.

Present: Councillors: N Buckett, J Case, J Leath, D Hindle,

In attendance: T Dudley, Parish Clerk.

Election of Chairman for this meeting

PC/24/001 - In the absence of the Chairman the Clerk asked for nominations for Chairman for this meeting.

Cllr Case proposed Cllr Hindle, seconded by Cllr Leath and agreed by all.

Resolved – Cllr Hindle be elected Chairman for this meeting.

Apologies

PC/24/002 – Apologies for absence were received from, Councillors' Mballa (annual leave), Saxby (health), and L Shelley (health).

Resolved – apologies for absence were approved.

Declaration of Interest

PC/24/003 – There were no declarations of pecuniary interest for this meeting.

Public Participation

PC/24/004 – A number of residents attended the meeting to raise concerns with planning application 24/10391.

Many of the issues raised related to the lack of parking provision, the proposed 8 spaces were considered to be inadequate as that would leave 6 remaining residents of the property without a parking space, therefore, the additional parking would be forced onto the roadside. This was considered to be detrimental to safety on an already congested highway frequently used by HGV drivers and school traffic. Another resident thought that the existing parking spaces was only suitable for 6 vehicles and not the proposed 8 due to the constraints of the area. Exiting the site on to a bend on Hythe Road was not considered safe.

The properties boundary was in close proximity to neighbouring properties; further residents concern relating to noise from the gravel access to the car park, with 14 rooms being rented out the access would be very busy having a detrimental impact on neighbouring residential amenity not only from the noisy gravel driveway but also from light pollution. The proposed 14 residents would be coming and going all hours of the day.

Residents had heard the owner of the property had contacted Fawley to ascertain if contractors would require temporary accommodation; if this proved the case it confirmed residents' fears that

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the site would be busy throughout the day and night with contractors from Fawley coming and going at all times resulting in a severe decline in residents' quiet enjoyment of their homes.

Councillor Young, member of the NFDC addressed the Committee to object to the application. He considered that the adopted parking standards supplementary planning document showed a lack of parking provision for the proposed size of the HMO. He further believed that the application if approved would have an adverse impact on nearby residents, local traffic flow and safety of local school children by generating additional on road parking.

Minutes

PC/24/005 - RESOLVED - the minutes of the meeting 4 March 2024 were approved and signed by the Chairman.

Planning Applications

PC/24/006- RESOLVED: To submit the following comments and recommendations.

App No	24/10441
Address	The Armoury, Broadwalk Way, Marchwood SO40 4AX
Proposed	Dismantling of roof structure, repairs and reinstatement (Listed Building consent).
Comment	PAR 1 – Members raised no objection subject to the advice of the NFDC Conservation Officers recommendations being adhered to.
App No	24/10390
Address	Avondale Lodge Care Home, Hythe Road, Marchwood SO40 4WT
Proposed	Change of use from care home to house in multiple occupation (HMO)
Comment	PAR 4 – Objection The committee agreed that the site did not offer adequate parking and if the application were to be approved it would result in additional parking on the already congested Hythe Road resulting in a detrimental impact on local area and amenity. The site was on a bend which would result in limited sight lines for any residents exiting the property by car. Sycamore Lodge had a condition on the deeds of the property relating to shared access with the proposed HMO therefore, it was considered the residents of Sycamore Lodge's clear access should be secured with conditions if the application would be approved. Further concern with regard to children arriving and departing from the local school was raised with any increase in road usage in the area. The proposal would also mean refuse waste would be collected via a larger vehicle than had previously been used due to the multi occupancy requiring a larger waste bin, this was also not considered to be ideal given the gravel driveway.

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	Neighbouring residential amenity would not be protected due to the proximity of the site and increased disturbance throughout the day and night including lights and noise.
App No	24/10566
Address	2 Ripplewood, Marchwood SO40 4SH
Proposed	Single storey pitched roof extension with X2no rooflights over to replace existing conservatory.
Comment	PAR 1 No objection

Planning decisions

PC/24/007 - The planning decisions were noted.

Tree Applications

PC/24/008 – Tree applications – Were noted, no comment was made due to the parish council being the applicant.

TPO-24-0217 56 Tides Way (applicant MPC).
Noted.

TPO-24-0260 100 Tides Way (applicant MPC).
Noted.

PC/24/009 - Tree decisions – The tree decisions were noted.

PC/24/010 - The date of next meeting 2 September 2024. The meeting closed at 8.33pm.