

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 2 September 2024 at 7.30pm.

Present: Councillors: J Case, D Hindle, P Mballa, L Shelley and M Saxby (Chairman).

In attendance: T Dudley, Parish Clerk.

Apologies

PC/24/011 – Apologies for absence were received from Councillors J Leath (work commitments), N Buckett (annual leave).

Resolved – to accept apologies for absence from Councillors Buckett and Leath.

Declaration of Interest

PC/24/012 – Cllr Mballa declared an interest in planning application 24/10887 as he resided within a neighbouring property. There were no declarations of pecuniary interest for this meeting.

Public Participation

PC/23/013 – Two members of the community attended the meeting to speak on planning applications 23/11331 and 24/10391 respectively.

23/11331 - Concerns were raised with regard to the lack of plans relating to the roof of Spraggs Cottage and a number of other issues; the proposed development would impact the light into a children's bedroom in Avon Cottage; the boundary would encroach over in to the boundary of the neighbouring residential home also.

In addition as previously raised with planning authority the closeness of the proposed development would prevent any maintenance/repairs taking place. On the application the extension was being referred to as a small one, in fact it was not considered to be small at all.

The residents asked for the developer to be considerate of the neighbouring property and boundary.

24/10391 – Residents considered the gravel driveway was inappropriate material to be used for the driveway as this would have a very negative impact on the neighbouring residential amenity. The car park/driveway was also higher than neighbouring properties that was also considered to be inadequate.

The residents considered that the amendment to the plans had not address previous concerns raised.

Minutes

PC/24/014 - RESOLVED - the minutes of the meeting 1 July 2024 were approved and signed by the Chairman.

Planning Applications

PC/24/015- RESOLVED: To submit the following comments and recommendations.

02-Sep	
App No	23/10887
Address	Land Adjacent to Aspen Cottage, Hythe Road SO40 4WU
Proposed	1no 3-bed dwelling
Comment	Objection PAR 4 – The committee considered the entry/exit from and to the property would be detrimental as sight lines would not be clear and onsite inadequate passing and turning was proposed. The proposed development was cramped and not in keeping with the street scene.
App No	24/10687
Address	The White Horse, Main Road, Marchwood SO40 4US
Proposed	Replacement/repair of 2 windows and a rooflight (Listed building consent).
Comment	No objection. PAR 3
App No	24/10391
Address	Avondale Lodge Care Home, Hythe Road, Marchwood SO40 4WT
Proposed	Amended plans to increase parking spaces
Comment	Objection PAR 4 – The committee considered that although there was an increase in the number of parking spaces this would not take away the negative impact on neighbouring properties especially with the proposed gravel driveway and the noise this would impose both day and nighttime. The amendment to the parking spaces fell short of being satisfactory. The negative impact on Sycamore lodge remained, the NFDC were asked also to take into consideration previous comments from MPC. ‘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. 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	23/11331
Address	Spraggs Cottage, Pooks Green, Marchwood SO40 4WQ
Proposed	Two storey and single storey extension (amended plans)
Comment	Objection PAR 4 – The Committee reiterated the comments previously made; the development if approved would be detrimental to neighbour amenity as the site was overdeveloped as in layout and density, it was further considered that the development would be intrusive to the neighbouring residents due to the lack of space between each development that would prevent the residents of April Cottage from gaining access to carryout maintenance tasks due to the overhanging and closeness of the proposed development. The design and appearance of the development was not in keeping with the street scene. The revised plans did not address the issues raised, the proposed development remained over developed and was considered to be out of keeping on the street scene. The development remained too close to the neighbouring property and was also not sympathetic to the original building. The encroachment of neighbouring property remained a real concern. The committee considered that there were no material changes to the application to amend their views.

Planning decisions

PC/24/016 - The planning decisions were noted.

Tree Applications

PC/24/017 –

App No	TPO/24/0370
Address	Ashmore, Tavells Lane, Marchwood, Southampton, SO40 4WH
Proposed	T3 Fell evidence of ash dieback; T7 Fell evidence of ash dieback

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Comment	No objection - subject to the Arboriculture Officers approval.
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PC/24/018 - Tree decisions – The tree decisions were noted.

PC/24/019 - The date of next meeting 30 September 2024. The meeting closed at 8.20pm.