

## Area Planning

# Hinton Wood Avenue Plan Refused

C.T. December 21, 1962

SOUTH West Hampshire Area Planning Committee at Lyndhurst on Wednesday decided to refuse the application, which had been referred back to the Christchurch Borough Planning Committee last month, for planning permission for residential development off Hinton Wood Avenue, Highcliffe.

Mr. K. C. Jeremiah, Area Planning Officer, recalled that the application was referred back on the assumption that an exchange of land was possible so that people who had objected could be placated.

He found, however, that as the result of development which had already taken place, for which permission had been given, there was no way in which this could be done, so it was decided to place the application before the Area Committee again with reference to the Christchurch Planning Committee.

The ten local residents who objected to the proposal did so on the basis that the land should be retained as public open space in the reviewed development plan.

He added that Christchurch Council did not wish to have such a large open space. They owned land nearby as open space and the proposal would mean a reduction of about five acres of this.

### WELL PROVIDED

The borough was well provided with open spaces and while he personally did not see much objection to the development there was strong objection from residents. His recommendation was that they ought to refuse the proposal to use part of a public open space for residential purposes.

Ald. W. E. Morgan suggested this would mean somebody would have to pay an enormous amount of compensation.

Mr. D. H. Hockley, Deputy County Planning Officer, said he thought it should be left open to be settled by the Minister on appeal.

Mr. J. Macfadyen, Christchurch Town Clerk, pointed out that the Borough had acquired at considerable expense a total of 16 acres of land at Highcliffe, about half of which was for public playing fields, and the site concerned was not very suitable for playing fields.

If this were kept as open space it would simply remain as such. He did not think it was a question of an appeal if permission for development were refused but the owner was much more likely to insist on the Corporation buying the land.

### UNSUITABLE

Replying to Major Colin Ziegler, chairman, Mr. Macfadyen said there was a time when the land was used for caravans and it was not good agricultural land. It was unsuitable for playing fields because it was low lying and wet but he did not mean it was so wet that it could not be developed, as it could be drained.

Mr. G. W. Campbell remarked that if the land was in the town map as open space it seemed completely wrong to develop it when people bought plots thinking it was open space.

Coun. W. E. Tucker, urging that permission should be granted, said Christchurch, for its size, had far more open space than any other borough in the country. The development would be in the interest of the whole of the inhabitants.

Major Ziegler: "If the committee do reject this, it is not because they think Christchurch needs open spaces but I think that it would be inferred that it is because it was labelled as open space and then turned into something else." He added, in reply to Mr. S. G. David, that the owner could insist upon purchase and personally he thought it should be referred to the Minister.

A motion that the application be granted was then lost.

#### BEACON LODGE

The Committee agreed to recommend to the County committee that, subject to Ministry approval, permission be granted for proposed residential development at Beacon Lodge, Highcliffe.

Mr. Jeremiah said the application was referred back to the Christchurch Borough Planning Committee in order that it could consider the possible effect of coast erosion. The observations of the Borough Surveyor showed that the average depth of cliff top recession over the width of Beacon Lodge property was about 50 ft. since 1907, which would mean an average rate of under one foot per year.

At one point the recession was 90 ft in depth, which gave an average of 1.7 feet per year. Continuing at this rate the nearest buildings would be approached in less than 100 years. Erosion was, of course, irregular and there was no certainty that abnormal recession at this point would continue at the same point.

In adhering to its previous decision to grant permission, the committee imposed conditions as to landscaping, the provision of a three foot verge and 15 ft. radius kerbs, and to no new access being constructed from the site to Lymington Road.

#### NO OBJECTION

No objection is to be made to the amended route of the proposed 123 k.v. overhead electricity line, showing an alteration to the route in the section from Roeshot Hill to Bashley. Mr. Jeremiah said he was informed that this amendment followed representations by land-owners along the route.

#### STOUR ROAD FLATS

Although it was stated that a petition had been received from 51 residents in the vicinity, who objected to loss of their view and claimed it would depreciate their property, the committee is recommending the county committee to grant outline permission for 56 flats on land adjoining the Pitch and Putt Course, Stour Road, Christchurch.

Mr. Jeremiah said another objection was that the land was liable to flood but provision had been made for the raising of the ground level. It was, of course, a site which would be seen for some distance from the Stour Road, but he thought it was appropriate development on such a site.

The proposal is for one block of 16 flats, four storeys high, one block of 28 flats, seven storeys high, and one block of 12 flats, three storeys high, with garages.

Outline permission is also recommended to the County Committee for a factory, laboratories, drawing and administrative offices for Brush Crystal Co., Ltd., in Somerford Road, 200 yards west of the ex-de Havilland factory.

Permission was granted for the conversion to six flats of Winkton House, Winkton.

After discussing the matter in private, the Committee announced that they were recommending to the County Planning Committee that a Discontinuance Order be made in respect of all caravans and buildings on land at "Rest-A-While" and "The Shack," Burley Road, Holfleet, Winkton.

It will be recalled that an appeal against refusal to permit caravans to be stationed on the land was allowed by the Minister.