

**13 AUGUST 2014**

**NEW FOREST DISTRICT COUNCIL**

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

Minutes of a meeting of the Planning Development Control Committee held at Appletree Court, Lyndhurst on Wednesday, 13 August 2014.

p Cllr Mrs A J Hoare (Chairman)  
ap Cllr Mrs B M Woodfield (Vice-Chairman)

**Councillors:**

p Mrs D E Andrews  
p Mrs S M Bennison  
p G F Dart  
p C J Harrison  
p C Lagdon  
p Mrs M E Lewis  
p J Penwarden  
p A W Rice  
p W S Rippon-Swaine

**Councillors:**

p Mrs A M Rostand  
p Miss A Sevier  
p M D Southgate  
p A J Swain  
p M H Thierry  
p R A Wappet  
p Mrs C V Ward  
p P R Woods  
ap Mrs P A Wyeth

**In Attendance:**

**Councillor:**

L R Puttock (for application 14/10393)

**Officers Attending:**

S Clothier, Miss J Debnam, C Elliott, D Groom, Miss G O'Rourke, R Payne, G Williams (Hampshire County Council), and for part of the meeting T Barnett, Mrs E Beckett (New Forest National Park Authority), M Robinson and D Willis

**8. MINUTES.**

**RESOLVED:**

That the minutes of the meeting held on 9 July 2014 be signed by the Chairman as a correct record.

**9. DECLARATIONS OF INTEREST.**

Cllr C Harrison disclosed a non-pecuniary interest in application 14/10659 as a member of Hythe and Dibden Parish Council which had commented on the application.

Cllr Rice disclosed a non-pecuniary interest in applications 14/10235 and 14/10806 as a member of New Milton Town Council which had commented on the applications.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in applications 14/10800 and 14/10842 as a member of Ringwood Town Council which had commented on the applications. He disclosed a further interest in application 14/10800 on the grounds that, some years previously, he had business dealings with the applicant. He concluded that the degree of acquaintance was insufficient to create any perception of bias in the determination of the application.

Cllr Rostand disclosed a non-pecuniary interest in applications 14/10600, 14/10708, 14/10739, 14/10749, 14/10770, 14/10813 and 14/10814 as a member of Lymington and Pennington Town Council which had commented on the applications.

Cllr Swain disclosed an interest in application 14/10739 on the grounds that there was a danger he would be perceived to have a pre-formed view.

Cllr Thierry disclosed a non-pecuniary interest in applications 14/10800 and 14/10842 as a member of Ringwood Town Council which had commented on the applications.

Cllr C Ward disclosed a non-pecuniary interest in applications 14/10235 and 14/10806 as a member of New Milton Town Council which had commented on the applications.

Cllr Woods disclosed a non-pecuniary interest in applications 14/10235 and 14/10806 as a member of New Milton Town Council which had commented on the applications.

## 10. PLANNING APPLICATIONS FOR COMMITTEE DECISION (REPORT A).

### RESOLVED:

That the planning applications listed below be determined as shown in respect of each application and, in accordance with the Council's policies and procedures, formal notice of the decisions be sent to the applicants forthwith.

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<b>Application:</b>	14/10235
<b>Details:</b>	22 Old Milton Road, New Milton – Continued use of rear ground floor as one residential unit
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Rice, C Ward and Woods disclosed non-pecuniary interests as members of New Milton Town Council which had commented on the application. They concluded that there were no issues under common law to prevent them from remaining in the meeting to speak and to vote.

**Decision:** Head of Planning and Transportation authorised to grant consent until 29 August 2014 and, if consent has not been granted by that time, Head of Planning and Transportation authorised to refuse consent.

**Conditions/  
Agreements/  
Negotiations:** As per report (Item A01).

**Refusal Reasons:** As per report (Item A01).

**Action:** Vivienne Baxter

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**Application:** 14/10393

**Details:** The Laurels, Hill Street, Calmore, Netley Marsh – Continued use of stables and feed store as ancillary accommodation to The Laurels; retention of link extension; extend residential curtilage

**Public  
Participants:** Mr Gubbins – Applicant  
Cllr Puttock – on behalf of Netley Marsh Parish Council

**Additional  
Representations:** 1 additional letter of objection from a neighbour.

**Comment:** The Committee concluded that, while the proposed extension of the residential curtilage into agricultural land was unacceptable, the continued use of outbuildings as ancillary accommodation could be granted consent. The applicant had indicated, at the meeting, that he was prepared to delete the proposed extension to the residential curtilage.

Members considered that proper sanitary arrangements should be put in place for the “Granny Annexe” that had been created in the outbuildings and was advised that this would be pursued through Building Regulations.

**Decision:** Head of Planning and Transportation authorised to grant planning consent.

**Conditions/  
Agreements/  
Negotiations:** Upon the submission of satisfactory amended plans that remove the proposed extension of the residential curtilage, and with the imposition of such conditions as he deems appropriate.

**Action:** Richard Natt

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<b>Application:</b>	14/10600
<b>Details:</b>	10 North Street, Pennington, Lymington – Single-storey rear extension; roof light; rear dormer; two storey side extension
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllr Rostand disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no issues under common law to prevent her from remaining in the meeting to speak and to vote.
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	As per report (Item A03).
<b>Action:</b>	Rebecca Hayward

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<b>Application:</b>	14/10659
<b>Details:</b>	Browsewood, Gorse Cottage, Hawthorn Cottage and Tudoresque, Beaulieu Road, Dibden Purlieu, Hythe – Three storey block of 36 retirement flats; communal facilities; parking; landscaping; demolition of existing dwellings
<b>Public Participants:</b>	Ms Fulgoni – Applicant’s Agent
<b>Additional Representations:</b>	The Environmental Health Officer raised no objections, subject to the imposition of conditions relating to the treatment of potentially contaminated land
<b>Comment:</b>	Cllr C Harrison disclosed a non-pecuniary interest as a member of Hythe and Dibden Parish Council which had commented on the application. He concluded that there were no issues under common law to prevent him from remaining in the meeting to speak and to vote.
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	As per report (Item A04).
<b>Action:</b>	Rebecca Hayward

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**Application:** 14/10708

**Details:** Land of 5A Harford Close, Pennington, Lymington – Two-storey dwelling; access

**Public Participants:** Mr Davies – Applicant's Agent

**Additional Representations:** None

**Comment:** Cllr Rostand disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no issues under common law to prevent her from remaining in the meeting to speak and to vote.

**Decision:** Refused

**Refusal Reasons:** As per report (Item A05).

**Action:** Rebecca Hayward

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**Application:** 14/10734

**Details:** Field number 7193 of Haskells Farm, Drove End, Martin – Relocate access

**Public Participants:** None

**Additional Representations:** None

**Comment:** None

**Decision:** Refused

**Refusal Reasons:** As per report (Item A06).

**Action:** Rebecca Hayward

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**Application:** 14/10739

**Details:** 3 Gosport Street, Lymington – Update shopfront; soundproof wall; cover floor and ceiling; panelling; window seat; server and partition wall; display non-illuminated fascia and hanging sign; 1 illuminated window sign

**Public Participants:** Mr Beach – Applicant  
Mr Needham - Objector

**Additional Representations:** None

**Comment:** Cllr Rostand disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no issues under common law to prevent her from remaining in the meeting to speak and to vote.

Cllr Swain disclosed an interest on the grounds that he had expressed firm views on this application and could therefore be considered to have a pre-determined view. He concluded that there were grounds under common law to prevent him from taking part in the consideration and voting. Accordingly, after having made a statement, he left the meeting for the determination of this item.

**Decision:** Listed Building Consent

**Conditions:** As per report (Item A07).

**Action:** Rebecca Hayward

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**Application:** 14/10749

**Details:** Travis Perkins; Grove Road, Lymington – Variation of Condition 2 of Planning Permission 13/10710 to allow amended plans to form modifications to affordable housing units

**Public Participants:** None

**Additional Representations:** 1 additional letter from Desmond Swayne MP raising concerns about the processing of this application.

**Comment:** Cllr Rostand disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no issues under common law to prevent her from remaining in the meeting to speak and to vote.

**Decision:** Head of Planning and Transportation authorised to grant planning consent until 1 September 2014 and, if consent has not been granted by that time, Head of Planning and Transportation authorised to refuse consent.

**Conditions/Agreements/Negotiations:** As per report (Item A08).

**Refusal Reasons:** As per report (Item A08).

**Action:** Ian Rayner

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<b>Application:</b>	14/10769
<b>Details:</b>	Everton Garage Ltd, 5 Old Christchurch Road, Everton, Hordle – Extension to workshop (demolish existing flats)
<b>Public Participants:</b>	Mr Bryer – Applicant’s Agent Mr Williams – Applicant Mr Cooper – Objector Mr Kaye - Objector
<b>Additional Representations:</b>	None
<b>Comment:</b>	In response to questions the Committee was advised that the applicants had not submitted any information to demonstrate that the building could be constructed without causing harm to the protected trees along the boundary. It had been stated, at the meeting, by the applicant’s agent, that a suitable methodology could be used. To allow the applicant the opportunity to submit the necessary evidence the Committee concluded that consideration of this application should be deferred.
<b>Decision:</b>	That consideration of this application be deferred to allow the applicant to submit additional evidence or revised proposals that overcome the concerns about potential harm to the protected trees along the boundary of the site.
<b>Action:</b>	Richard Natt

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<b>Application:</b>	14/10770
<b>Details:</b>	The Lodge, 4 Milford Road, Pennington, Lymington – Two houses; associated parking (demolition of existing)
<b>Public Participants:</b>	Mr Wilden – Applicant’s Agent
<b>Additional Representations:</b>	None
<b>Comment:</b>	<p>Cllr Rostand disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no issues under common law to prevent her from remaining in the meeting to speak and to vote.</p> <p>The Committee was advised of an informative note that should be attached to any consent regarding the scale and scope of the landscape belt along the front of the site. Members also concluded that consideration should be given to protecting the new trees within this landscape belt with a tree preservation order, in the light of its importance in restoring the tree screen that was an important feature, contributing to Local Distinctiveness, on this entrance to</p>

Lymington.

- Decision:**
- (a) Head of Planning and Transportation authorised to grant planning consent until 1 September 2014, and if consent has not been granted by that time, Head of Planning and Transportation authorised to refuse consent.
  - (b) That consideration be given to imposing a tree preservation order on the trees in the landscape belt, once planted, to secure their long term retention, in the light of the importance of this feature to the local distinctiveness of the area.

**Conditions/Agreements/Negotiations:** As per report (Item A10), with additional informative note:  
In complying with condition no. 10 the Applicant is advised that the green margin to the front of the site must accommodate a significant tree line (forest species trees) and hedgerow to restore the green belt highlighted by the Lymington Local Distinctiveness Supplementary Planning Document.

**Refusal Reasons:** As per report (Item A10).

**Action:** (a) Ian Rayner (b) Richard Payne/ Nik Gruber

**Application:** 14/10787

**Details:** Golden Hill Cottages, Hare Lane, Hordle – Variation of Condition 3 of Planning Permission 13/11416 to allow revised landscaping scheme

**Public Participants:** None

**Additional Representations:** Amended plans had been submitted changing the proposed surface of the footpath to hoggin

**Comment:** Members were advised that the Highways Engineer maintained their objection to the footpath.

A revised reason for refusal, taking account of concerns about the lack of edging between the footpath and road, had been circulated as an update to the Committee report.

**Decision:** Refused.

**Refusal Reasons:** The revised landscaping scheme would offer a less attractive frontage to the development through the variation of the approved surfacing materials and the proximity of the footpath to the edge of the highway and the lack of edging and the associated cut away bank. The proposal is therefore considered to be detrimental to the character and appearance of the lane and would represent a danger to users of the highway. The proposal is therefore contrary to



policies CS2 and CS24 of the Core Strategy for the New Forest District outside the National Park.

**Action:** Rebecca Hayward

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**Application:** 14/10800

**Details:** 57 Northfield Road, Ringwood – Juliet balcony and roof lights in association with new first floor; single-storey and two-storey rear extension; fenestration alterations

**Public Participants:** Mr Wolfeld - Applicant

**Additional Representations:** None

**Comment:** Cllrs Rippon-Swaine and Thierry disclosed non-pecuniary interests as members of Ringwood Town Council which had commented on the application. Cllr Rippon-Swaine disclosed a further interest on the grounds that, some years previously, he had business dealings with the applicant, but concluded that the degree of acquaintance was not sufficient to cause any perceptions of bias. They each concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

**Decision:** Planning consent

**Conditions:** As per report (Item A12).

**Action:** Rebecca Hayward

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**Application:** 14/10806

**Details:** Brockhills Cattery, Sway Road, New Milton – Single-storey veterinary building

**Public Participants:** None

**Additional Representations:** None

**Comment:** Cllrs Rice, C Ward and Woods disclosed non-pecuniary interests as members of New Milton Town Council which had commented on the application. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

**Decision:** Planning consent

**Conditions:** As per report (Item A13).

**Action:** Rebecca Hayward

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<b>Application:</b>	14/10814
<b>Details:</b>	127-128 High Street, Lymington – Louvered door enclosure to rear elevation; new wall vents; 2 air conditioning units, ventilation ducting and internal extraction ductwork for food preparation area
<b>Public Participants:</b>	Mr Kempsey – Applicant’s Agent
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllr Rostand disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no issues under common law to prevent her from remaining in the meeting to speak and to vote.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item A14).
<b>Action:</b>	Rebecca Hayward

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<b>Application:</b>	14/10813
<b>Details:</b>	127-128 High Street, Lymington – Louvered door to rear elevation; new wall vents; shop fitting to include stud walls; disabled access facilities; new ceiling lights and lights; internal air conditioning units; display 1 non illuminated projecting sign; non-illuminated internally mounted signs
<b>Public Participants:</b>	Mr Kempsey – Applicant’s Agent
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllr Rostand disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no issues under common law to prevent her from remaining in the meeting to speak and to vote.
<b>Decision:</b>	Listed Building Consent
<b>Conditions:</b>	As per report (Item A15).
<b>Action:</b>	Rebecca Hayward

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<b>Application:</b>	14/10842
<b>Details:</b>	9 The Furlong, Ringwood – New shopfront and canopy
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	<p>Cllrs Rippon-Swaine and Thierry disclosed non-pecuniary interests as members of Ringwood Town Council which had commented on the application. They concluded that there were no issues under common law to prevent them from remaining in the meeting to speak and to vote.</p> <p>While other shops within the Furlong development had been altered as now suggested, the section of shops of which this unit was part still retained its original features and consequently the design concept that made The Furlong unique. The Committee considered that it was important that this individual character was retained, and that this proposal would damage the perceived harmony of this shop within the context of the adjoining units.</p>
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	<p>The proposal would result in the loss of the existing shopfront which sits in harmony with the other shopfronts in this part of the Furlong and its replacement with a modern shopfront would be contrary to the character and appearance of the heritage of this and the adjacent shop units. As a result the proposal would be detrimental to the street scene and the Ringwood Conservation Area and be contrary to policy DM1 of the Local Plan Part 2 Sites and Development Management Development Plan Document, policies CS1, CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park, the Ringwood Local Distinctiveness SPD, Ringwood – A Conservation Appraisal SPG and Shopfront Design Guide SPG.</p>
<b>Action:</b>	Martine Parkes

CHAIRMAN