

10 SEPTEMBER 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, 10 September 2014.

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

Councillors:

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

Councillors:

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

Officers Attending:

S Clothier, Mrs J Dawe, Miss J Debnam, Mrs J Garrity, N Straw, G Williams (Hampshire County Council), N Williamson, and for part of the meeting W Lever, A Kinghorn, R Payne, M Robinson, S Williams, Mrs A Wilson and G Worsley.

11. MINUTES.

RESOLVED:

That the minutes of the meeting held on 13 August 2014 be signed by the Chairman as a correct record.

12. DECLARATIONS OF INTEREST.

Cllr Dart disclosed a non-pecuniary interest in application 14/10857 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Rice disclosed a non-pecuniary interest in applications 14/10878 and 14/11042 as a member of New Milton Town Council which had commented in respect of application 14/10878 and was the applicant in respect of application 14/11042.

Cllr Wappet disclosed a non-pecuniary interest in application 14/10943 as a member of Fawley Parish Council which had commented on the application, and a further interest as a nearby resident to the application site.

Cllr C Ward disclosed a non-pecuniary interest in applications 14/10878 and 14/11042 as a member of New Milton Town Council which had commented in respect of application 14/10878 and was the applicant in respect of application 14/11042.

Cllr Woodfield disclosed a non-pecuniary interest in applications 14/10933 and 14/10949 as a member of Ringwood Town Council which had commented on the applications. She disclosed a further, pecuniary, interest in application 14/10933 on the grounds that she was the proprietor of a related business that operated in the vicinity.

Cllr Woods disclosed a non-pecuniary interest in applications 14/10878 and 14/11042 as a member of New Milton Town Council which had commented in respect of application 14/10878 and was the applicant in respect of application 14/11042.

13. 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.

Application:	14/11016
Details:	23-25 Kingston Park, Pennington, Lymington – Reduce parapet wall
Public Participants:	None
Additional Representations:	None
Comment:	None
Decision:	Planning consent
Conditions:	As per report (Item A01).
Action:	Martine Parkes

Application:	14/10637
Details:	Lightfoots Farm, Silver Street, Hordle - Access
Public Participants:	None
Additional Representations:	None

Comment: The Committee was advised that an additional condition should be imposed to ensure that any gates installed across the new access were a minimum of 15 metres from the highway, and also that an informative note should be added to advise the applicants that the Highway Authority must also give consent through a licence for the access.

Decision: Planning consent

Conditions: As per report (Item A02), with additional condition and informative note:

3. Any gates provided shall be set back a distance of a minimum of 15m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety and in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

Informative Note 3:

The applicant should be aware of the requirement to apply to the highway authority for the appropriate licence in respect of the works within the highway.

Action: Steve Clothier and Martine Parkes

Application: 14/10674

Details: Walnut Cottage, Dark Lane, Hinton St Michael, Bransgore – Single-storey front and side extension

Public Participants: Mrs Nettleship – Applicant's representative.

Additional Representations: 1 additional letter from the applicant.

Comment: The Committee was advised that the extent of the increase in floorspace had been recalculated to take account of the porch that would be removed. There would be 20.67m² additional floorspace representing an increase of 36%.

The Committee noted that this was a modest increase to the dwelling, with an acceptable design, that raised no concerns about its effect on neighbouring properties. In view of the large size of this plot, and that the area was characterised by substantial dwellings in large plots, the Committee concluded that policy objectives would not be prejudiced by allowing a larger increase to this dwelling than would normally be allowed.

Decision: Planning consent

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason : To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

3. This decision has been taken in respect of the plans and particulars which were submitted with the application and numbered as follows: WA03, WA01

Action:	Judith Garrity and Martine Parkes
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Application:	14/10857
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Details:	Land of Loperwood Farm, Loperwood, Tatchbury Mount, Calmore, Totton – Development of 24 dwellings comprised 8 detached houses; 4 pairs semi-detached houses; 1 terrace of 3 houses; 1 block of 5 flats; detached garages; bin and cycle store; substation; access; open space and landscaping
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Public Participants:	Mr Gardiner – Applicant's Agent Mr Marchant - Objector
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Additional Representations:	Totton and Eling Town Council raised concerns about the access, the limited provision of public open space and the link between the site and the recreation ground 3 further letters of objection, in the same terms as summarised in the report.
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Comment:	The Committee was advised the condition 2 should be updated to take account of amended plans. In addition, the description of the development should read "...8 detached houses, 4 pair of semi-detached houses, 1 terrace of three houses and 1 block of five flats....".
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An informative note should also be attached to any consent in respect of the design of the culvert and the retention of the hedge along the Calmore Road frontage of the site.

Decision: Head of Planning and Transportation authorised to grant planning consent until 30 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 A04) with condition 2 updated to take account of amended plans and the following informative note:
In complying with condition no. 18 the applicant is advised that the proposed culvert on the southern edge of the public open space will need careful consideration in terms of the detailed design of the feature; and also that the hedge along the Calmore Road frontage of the site should be retained where not affected by visibility splays.

Refusal Reasons: As per report (Item A04).

Action: Ian Rayner

Application: 14/10878

Details: 25 Hengistbury Road, Barton-on-Sea, New Milton – Single-storey side and rear extension; fenestration alterations

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 issues under common law to prevent them from remaining in the meeting to speak and to vote.

Decision: Planning consent

Conditions: As per report (Item A05).

Action: Martine Parkes

Application: 14/10918

Details: Old Walls, Mill Lane, Lymington – House; demolition of existing

Public Participants: Mr Hull – Applicant's Agent
Mr Maggs – Objector
Mr Cassie – Objector's representative

Additional Representations: None

Comment: None
Decision: Refused
Refusal Reasons: As per report (Item A06).

Action: Martine Parkes

Application: 14/10933
Details: 5 Market Place, Ringwood – Use as estate agents (Use Class A2)
Public Participants: Mr Jackson-Brown – Applicant’s Agent
Town Cllr Wiseman – Ringwood Town Council
Additional Representations: None
Comment: Cllr Woodfield disclosed a non-pecuniary interest as a member of Ringwood Town Council which had commented on the application, and a further, pecuniary interest as the proprietor of a related business that was located in the vicinity. She took no part in the consideration and did not vote.
Decision: Planning consent
Conditions: As per report (Item A07).

Action: Martine Parkes

Application: 14/10943
Details: Cartereta, Walkers Lane North, Blackfield, Fawley – Retention of front dormer and 2 rooflights in association with new first floor
Public Participants: Mr Ashworth – Applicant’s Agent
Additional Representations: None
Comment: Cllr Wappet disclosed a non-pecuniary interest as a member of Fawley Parish Council, and a further interest as a resident of Walkers Lane North, although not an immediate neighbour. He took no part in the consideration and did not vote.
Decision: Planning consent
Conditions: None, as per report (Item A08).

Action: Martine Parkes

Application:	14/10949
Details:	The Public Offices, 65 Christchurch Road, Ringwood – Retention of 5 non illuminated flag pole signs; hoarding; 1 pole mounted hoarding sign (Application for Advertisement Consent)
Public Participants:	Town Cllr Wiseman – Ringwood Town Council
Additional Representations:	None
Comment:	<p>Cllr Woodifield disclosed a non-pecuniary interest as a member of Ringwood Town Council which had commented on the application. She concluded that there were no issues under common law to prevent her from taking part in the consideration or voting.</p> <p>The Committee noted, with concern, that although the Highway Authority would have refused consent for the hoardings had they been a permanent structure, they raised no objection to a temporary consent, notwithstanding that the hoardings still obstructed the sight lines for vehicles leaving the adjacent fire station, even following their recent relocation. The Committee consequently confined their consideration to the visual impact of the advertisements on the Ringwood Conservation Area and nearby listed buildings. They concluded that the proposal was unduly intrusive in the conservation area and had a harmful visual effect.</p>
Decision:	Advertisement consent refused
Refusal Reasons:	<ol style="list-style-type: none"> 1. The site is located in a sensitive location within the Ringwood Conservation Area and within the setting of several Listed Buildings. Within this context, the hoardings, flagpoles and pole mounted sign would by reason of their design, disposition and excessive number result in an intrusive development out of character with the area and detrimental to the appearance of the Conservation Area. As such they would be contrary to Policies CS2 and CS3 of the Core Strategy for the New Forest outside of the National Park 2009, Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan 2014 and Paragraphs 131, 132 and 134 of the NPPF 2102

Action:	Martine Parkes
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Application:	14/10957
Details:	71 High Street, Lymington – Installation of 3 wall mounted air conditioning condenser units with aluminium louvre screening; awning to the front elevation

Public Participants: None

Additional Representations: None

Comment: None

Decision: Planning consent

Conditions: As per report (Item A10).

Action: Martine Parkes

Application: 14/10958

Details: 71 High Street, Lymington – Installation of 3 wall mounted air conditioning condenser units with aluminium louvre screening; awning to the front elevation (Application for Listed Building Consent)

Public Participants: None

Additional Representations: None

Comment: None

Decision: Listed Building Consent

Conditions: As per report (Item A11).

Action: Martine Parkes

Application: 14/11018

Details: 3 Bingham Drive, Lymington – Two-storey front and side extensions; roof alterations

Public Participants: Mr Rothery – Applicant's Agent

Additional Representations: 1 additional letter of support from a neighbour.

Comment: None

Decision: Refused

Refusal Reasons: As per report (Item A12).

Action: Martine Parkes

Application:	14/11042
Details:	Recreation Ground, Whitefield Road, New Milton – Replacement concrete skate park, including associated drainage, hard and soft landscape works
Public Participants:	Town Cllr Humphries – New Milton Town Council (Applicant)
Additional Representations:	The Environmental Health Officer raised further concern about noise and the need for monitoring,
Comment:	Cllrs Rice, C Ward and Woods disclosed non-pecuniary interests as members of New Milton Town Council, which was the applicant. They concluded that there were no grounds under common law to prevent them from taking part in the consideration or voting.
Decision:	Planning consent
Conditions:	As per report (Item A13).
Action:	Martine Parkes

14. DATES OF MEETINGS

RESOLVED:

That the following dates for meetings be approved for 2015/16:

Wednesday, 10 June 2015
 Wednesday, 8 July 2015
 Wednesday, 12 August 2015
 Wednesday, 9 September 2015
 Wednesday, 14 October 2015
 Wednesday, 11 November 2015
 Wednesday, 9 December 2015
 Wednesday, 13 January 2016
 Wednesday, 10 February 2016
 Wednesday, 9 March 2016
 Wednesday, 13 April 2016
 Wednesday, 11 May 2016

In each case the meeting to start at 9:00 a.m. and to be held in the Council Chamber, Appletree Court, Lyndhurst.

Action: Jan Debnam

CHAIRMAN