

8 OCTOBER 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, 8 October 2010.

- p Cllr Mrs A J Hoare (Chairman)
- p 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
- ap C Lagdon
- p Mrs M E Lewis
- p J Penwarden
- p A W Rice
- p W S Rippon-Swaine

Councillors:

- ap 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
- p Mrs P A Wyeth

In Attendance:

Councillor:

J D Heron (for applications 13/11450 and 14/11023)

Officers Attending:

S Clothier, Miss J Debnam, C Elliott, D Groom, N Straw and N Williamson and, for part of the morning session, T Barnett, Mrs V Baxter, J Ditta, A Kinghorn, Miss G O'Rourke, R Payne, Mrs V Potter, D Willis and Mrs A Wilson

15. MINUTES.

RESOLVED:

That the minutes of the meeting held on 10 September 2014 be signed by the Chairman as a correct record.

16. DECLARATIONS OF INTEREST.

Cllr Dart disclosed a non-pecuniary interest in applications 14/10868 and 14/10959 as a member of Totton and Eling Town Council which had commented on the applications.

Cllr C Harrison disclosed a non-pecuniary interest in application 14/11077 as a member of Hythe and Dibden Parish Council which had commented on the application.

Cllr J D Heron disclosed a non-pecuniary interest in applications 13/11450 and 14/11023 as a member of Ringwood Town Council which had commented on the applications.

Cllr Rice disclosed a non-pecuniary interest in applications 13/11236 and 14/11099 as a member of New Milton Town Council which had commented on the applications. He also disclosed a pecuniary interest in application 13/11450 as a member of Hampshire County Council which was one of the applicants.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in applications 13/11450 and 14/11023 as a member of Ringwood Town Council which had commented on the applications. He disclosed a further pecuniary interest in application 13/11450 as a member of Hampshire County Council which was one of the applicants.

Cllr Thierry disclosed a non-pecuniary interest in applications 13/11450 and 14/11023 as a member of Ringwood Town Council which had commented on the applications.

Cllr Wappet disclosed a non-pecuniary interest in application 14/11077 as a member of Fawley Parish Council which had commented on the application.

Cllr C Ward disclosed a non-pecuniary interest in applications 13/11236 and 14/11099 as a member of New Milton Town Council which had commented on the applications.

Cllr Woods disclosed a non-pecuniary interest in applications 13/11236 and 14/11099 as a member of New Milton Town Council which had commented on the applications.

Cllr Wyeth disclosed a non-pecuniary interest in application 13/11450 as a member of the New Forest National Park Authority which had commented on the application.

17. **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:	13/11276
Details:	Land south of Lymington Road, New Milton – 4 houses; site of alternative natural green space; access
Public Participants:	None
Additional Representations:	None

Comment:	Cllrs Rice and C Ward 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. Cllr Woods was not present for the determination of this application.
Decision:	Head of Planning and Transportation authorised to grant planning consent subject to: <ul style="list-style-type: none"> (i) The completion of the requisite Agreement pursuant to S106 of the Town and Country Planning Act 1990 by 30 March 2015 (ii) The receipt of satisfactory further information in relation to the implications for the ecology on the site; and (iii) The imposition of conditions <p>Failing which, Head of Planning and Transportation authorised to refuse consent.</p>
Conditions/Agreements/Negotiations:	As per report (Item A01).
Refusal Reasons:	As per report (Item A01).
Action:	Richard Natt

Application:	13/11450
Details:	Land at Crow Arch Lane and Crow Lane, Crow, Ringwood – Mixed development of up to 175 dwellings (Use Class C3); up to 1.5 hectares of small employment (Use Classes B1 and B2); nursing home (Use Class C2); child nursery (Use Class D1); hotel / pub / restaurant (Use Class C1); fitness centre (Use Class D2); retail / professional services / restaurant (Use Class A1/A2/A3); open space areas; allotments; accesses onto Crow Lane and Crow Arch Lane; estate roads; footpaths; cycle ways; foul and surface water infrastructure
Public Participants:	Mr Sellwood – Applicant’s Agent Mr Graham (on behalf on Mr Bradshaw) – Objector Mr Harrison – Objector Mr Tillyer – Objector Town Cllr Burgess-Kennar – Ringwood Town Council
Additional Representations:	The Highway Authority requested revisions to Condition 21.
Comment:	Cllrs J Heron, Rippon-Swaine, Thierry and Woodfield disclosed non-pecuniary interests as members of Ringwood Town Council which had commented on the application. Cllr Wyeth disclosed a non-pecuniary interest as a member of the New Forest National Park Authority which had commented on the application. Cllrs Heron, Thierry, Woodfield and Wyeth concluded that there were

no grounds under common law to prevent them from remaining in the meeting to speak and in the cases of Cllrs Thierry, Woodfield and Wyeth to vote. Cllr J D Heron did not have a vote.

Cllr Rice and Rippon-Swaine disclosed pecuniary interests as members of Hampshire County Council, which was one of the applicants. Cllr Rippon-Swaine made a statement, but neither he nor Cllr Rice took further part in the debate and did not vote.

The Committee's attention was drawn to various amendments to the report and conditions, as set out in the update that had been circulated prior to the meeting.

Decision: Planning consent

Conditions: As per report (Item A02), with the following amendments to conditions:

12. The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with policy CS3 of the Core Strategy for the New Forest District outside the National Park.

21. No dwellings to the south of the Castleman Trail shall be occupied until such time as the continuous pedestrian / cycle link between these dwellings and the western boundary of the RING 3 land/eastern boundary of the RING1 land has been completed to the satisfaction of the County Council and made available for use. This pedestrian / cycle connection must remain available for use at all times.

Reason: In the interest of highway safety and in accordance with Policy CS24

Action: Martine Parkes

Application: 14/10429

Details: 101 High Street, Lymington – Refurbishment to existing property to include alterations to shop floor, sub division of living accommodation on upper floors to create 2 flats; conversion of outbuilding to residential dwelling; cycle and bin stores

Public Participants: None

Additional Representations: None

Comment: None

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

- (i) The completion of the requisite Agreement pursuant to S106 of the Town and Country Planning Act 1990 by 28 November 2015
- (ii) The imposition of conditions

Failing which, Head of Planning and Transportation authorised to refuse consent.

**Conditions:
Agreements/
Negotiations:** As per report (Item A03).

Refusal Reasons: As per report (Item A03).

Action: Jim Bennett

Application: 14/10868

Details: 10 Harwood Close, Totton – Variation of Condition 6 of planning permission 12/99517 to allow amended plan number C12/058.05 Rev C landscape/site layout

**Public
Participants:** None

**Additional
Representations:** None

Comment: Cllr Dart disclosed a non-pecuniary interest as a member of Totton and Eling Town 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.

Decision: Planning consent

Conditions: As per report (Item A04).

Action: Martine Parkes

Application: 14/10941

Details: Jevington, 47 Waterford Lane, Lymington – Use as 2 dwellings; fenestration alterations

**Public
Participants:** None

**Additional
Representations:** None

Comment: None

Decision: Planning consent

Conditions: As per report (Item A05).

Action: Martine Parkes

Application: 14/10959

Details: 32 Ringwood Road, Totton – Continued use as hand car wash and valeting facility

Public Participants: Mr Powrie – Applicant's Agent

Additional Representations: None

Comment: Cllr Dart disclosed a non-pecuniary interest as a member of Totton and Eling Town Council which had commented on the application. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Decision: Planning consent

Conditions: As per report (Item A06).

Action: Martine Parkes

Application: 14/11023

Details: The Public Offices, 65 Christchurch Road, Ringwood – One block of 25 retirement flats including communal area; access; car parking; landscaping; demolition of existing

Public Participants: Mr McCarthy – Applicant
Town Cllr Steele – Ringwood Town Council

Additional Representations: None

Comment: Cllrs J D Heron, Rippon-Swaine, Thierry and Woodfield disclosed non-pecuniary interests as members of Ringwood 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, the cases of Cllrs Rippon-Swaine, Thierry and Woodfield, to vote. Cllr Heron did not have a vote.

The Committee was advised of revised reasons for refusal for this application, as circulated in the update prior to the meeting.

Cllr Heron addressed the Committee to oppose the application.

Members considered that the design of the proposal was acceptable and would not have a detrimental effect on the Ringwood Conservation Area or nearby listed buildings.

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

**Conditions/
Agreements/
Negotiations:** Subject to the prior completion of an Agreement pursuant to S106 of the Town and Country Planning Act 1990 to secure the requisite financial contributions and with the imposition of such conditions as he deems appropriate.

Action: Richard Natt

Application: 14/11035

Details: 22 Daniells Walk, Lymington – Roof alterations; dormers and roof lights; rear juliet balcony; chimney; single-storey side extension; two-storey rear extension; detached double garage; access alterations; hardstanding

**Public
Participants:** Mr Culpan – Applicant
Mrs Bolton - Objector

**Additional
Representations:** None

Comment: None

Decision: Planning consent

Conditions: As per report (Item A08).

Action: Martine Parkes

Application: 14/11044

Details: Scaffolding Yard; The Old Brickyard, Salisbury Road, Copythorne – Single-storey extension

**Public
Participants:** Miss Reed – Objector
Parish Cllr Bullen-Jarvis – Copythorne Parish Council

**Additional
Representations:** None

Comment: The Committee was advised that an informative note should be attached to any planning consent

Decision: Planning consent

Conditions: As per report (Item A09), with the addition of the following informative note:

2. The site is part of a larger site which has had potential past contaminative uses. It is possible that some contamination may have migrated through the ground and

groundwater. Whilst the Authority has no evidence to suggest that this is the case, any observed presence of contamination during any ground invasive works should be reported to the Local Authority Environmental Health Officer and works halted whilst the matter is considered. It is advisable to obtain specialist advice concerning the potential for contamination and its recognition. Under the National Planning Policy Framework, where a site is affected by contamination, responsibility for securing a safe development and/or new use, rests with the developer and/or landowner and as a minimum requirement the land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

Action: Martine Parkes

Application: 14/11063

Details: Lavender Farm, Hare Lane, Hordle – Replacement house; detached garage; new access

Public Participants: Mr Davies – Applicant's Agent

Additional Representations: None

Comment: In view of the special circumstances put forwards on behalf of the applicant, the Committee agreed that the period for the construction of the replacement dwelling should be extended to 2 years.

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

- i) There being no new material objections received, by 14 October 2014, in respect of the amended plans; and
- ii) The imposition of conditions

Conditions/Agreements/Negotiations: As per report (Item A10), with condition 1 amended to refer to 2 years instead of 1 year.

Action: Vivienne Baxter

Application: 14/11077

Details: Travellers Rest, Hart Hill, Hythe – Retention of extended patio; fence

Public Participants: None

Additional Representations: 1 letter of objection

Comment: Cllr C Harrison disclosed a non-pecuniary interest as a member of Hythe and Dibden Parish Council which had commented on the application. Cllr Wappet disclosed a non-pecuniary interest as a member of Fawley Parish 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: None, as per report (Item A11).

Action: Martine Parkes

Application: 14/11120

Details: 15 Lodge Road, Pennington, Lymington – Single-storey rear extension for ancillary accommodation; pitched roof to existing flat roof

Public Participants: Mrs Shorey - Applicant

Additional Representations: Lymington and Pennington Town Council recommended that planning consent should be granted.

Comment: None

Decision: Planning consent

Conditions: As per report (Item A12).

Action: Martine Parkes

Application: 14/11138

Details: Pinetops House, 67-69 Ramley Road, Pennington, Lymington – 5 detached houses; garages; convert building to garage/workshop; parking; access; landscaping

Public Participants: Mr Hirsh - Applicant

Additional Representations: Lymington and Pennington Town Council recommended refusal.

Comment: The Committee was advised that the period for the completion of the S106 Agreement should be extended to 28 November 2014.

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

(i) The completion of the requisite Agreement pursuant to S106 of the Town and Country Planning Act 1990 by

28 November 2014

(ii) The imposition of conditions

Failing which, Head of Planning and Transportation authorised to refuse consent.

**Conditions/
Agreements/
Negotiations:**

As per report (Item A13).

Refusal Reasons:

As per report (Item A13).

Action:	Ian Rayner
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Application:

14/11160

Details:

Land adjacent 86 Everton Road, Hordle – 2 detached houses; detached garage; parking; demolition of existing glasshouses

**Public
Participants:**

Mr Traves – Applicant's Agent

**Additional
Representations:**

None

Comment:

The recommendation was amended to Head of Planning and Transportation authorised to grant planning consent upon the completion, by 28 November 2014, of a S106 Agreement to secure the necessary financial contributions, and with the imposition of the conditions set out in the report.

Decision:

Head of Planning and Transportation authorised to grant planning consent subject to:

- (i) The completion of the requisite Agreement pursuant to S106 of the Town and Country Planning Act 1990 by 28 November 2014, to secure the necessary financial contributions
- (ii) The imposition of conditions

Failing which, Head of Planning and Transportation authorised to refuse consent.

Conditions:

As per report (Item A14).

Refusal Reasons:

1. The proposed development would fail to make any contribution toward addressing the substantial need for affordable housing in the District. The proposal would therefore conflict with an objective of the Core Strategy for the New Forest District outside the National Park 2009 and with the terms of Policies CS15 and CS25 of the Core Strategy.
2. The proposed development would fail to make any contribution to enhance or create off-site provision and management of public open space to meet the needs

of the occupants of the development for public open space. The proposal would therefore be contrary to an objective of the Core Strategy for the New Forest District outside the National Park 2009 and with the terms of Policies CS7 and CS25 of the Core Strategy.

3. The recreational impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest RAMSAR site, the Solent and Southampton Water Special Protection Area, the Solent and Southampton Water RAMSAR site, and the Solent Maritime Special Area of Conservation would not be adequately mitigated and the proposed development would therefore be likely to unacceptably increase recreational pressures on these sensitive European nature conservation sites, contrary to Policy DM3 of the New Forest District Local Plan Part 2: Sites and Development Management.

Action:	Jim Bennett
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Application:	14/11099
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Details:	North Milton Estate, New Milton – Development of 21 dwellings comprised; 1 terrace of 4 houses; 3 terraces of 3 houses; 2 pairs of semi-detached houses; 4 detached houses; motorcycle store; sheds; landscaping; car parking; open space; demolition of 2 garage blocks and provision of 3 entrance canopies to the west side of Mountbatten Court
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Public Participants:	Mr Willenbruch – Applicant’s Agent Mr Faber - Objector
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Additional Representations:	1 additional letter of objection, in the same terms as set out in the report. The Environmental Health Officer requested amendments to the conditions, as set out in the update that had been circulated prior to the meeting.
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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.
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An e-mail from Cllr Cleary in her roles as local ward councillor and Portfolio Holder for Housing was submitted to the meeting.

The Committee noted the concerns expressed by the objector regarding the need for a commoner to retain access to parking in one of the parking areas and hoped that consideration would be given to addressing these concerns.

Decision: Planning consent

Conditions: As per report (Item A15), with the following amendments to conditions:

3. Notwithstanding the existing layout and landscape drawings, before development commences, the details and materials for the landscape and external design of the site shall be submitted for approval in writing by the Local Planning Authority. This shall include:

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a layout and specification for new planting (species, size, spacing, location, anchoring and irrigation details);
- c) areas for hard surfacing and the details, edging and materials to be used;
- d) details of fences, walls, gates and any other means of enclosure; and
- e) a method and program for implementation (or phased implementation) and means to provide for future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details to be implemented in full.

9. The proposed bird and bat boxes shall be installed in accordance with the approved details before occupation of the first dwelling hereby approved and thereafter retained and maintained.

Reason: In the interests of the nature conservation of the area and in accordance with policy CS3 of the Core Strategy for the New Forest District outside the National Park.

Condition No. 10 to be revised to refer to the recently submitted amended plans.

Additional conditions:

11. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

12. The development hereby permitted shall not be occupied until the arrangements for parking and turning have been implemented. These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

13. No development shall start on site until details of a scheme to prevent surface water from the site discharging on to the adjacent highway have been submitted to and approved in writing by the Local Planning Authority. The development works shall be carried out in accordance with the approved details before any part of the development is occupied and shall be retained thereafter.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in accordance with Policy CS5 of the Core Strategy for the New Forest District outside the National Park.

14. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) pre condition survey of the existing network

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality in accordance with Policy CS2 of Core Strategy for the New Forest District outside the National Park.

Action: Martine Parkes

18. PROPOSED NEW FOREST DISTRICT COUNCIL REVISED 1APP (PLANNING APPLICATION) LOCAL REQUIREMENTS (REPORT C).

Members considered draft revisions to the local requirements for documents to be submitted in support of planning applications. The proposed changes were necessary to take account of the introduction of the Community Infrastructure Levy. Following consultation, the proposed changes would be considered again by the Committee, leading to their adoption.

RESOLVED:

That the proposed revised information required as part of the 1APP process, to allow the introduction of the Community Infrastructure Levy, as attached as Appendix 2 to Report C, be published for consultation with planning agents with whom this Council is in regular contact; internal and external consultees; and town and parish councils, with a view to considering the comments received prior to adoption of the final revised list of local requirements.

Action: Dean Brunton

19. ADJOURNMENT AND RESUMPTION OF MEETING.

The Committee adjourned for lunch at 13:00 hrs and resumed at 14:00hrs.

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

Councillors:

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

Councillors:

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

In Attendance:**Councillor:**

G C Beck

Councillor:

S Clarke

Officers Attending:

Miss J Debnam, C Elliott, D Groom, A Herring and N Williamson

20. NAVITUS BAY WIND PARK PROPOSAL (REPORT B).

Cllrs Beck, Clarke, Rice and C Ward disclosed non-pecuniary interests as members of New Milton Town Council which had commented on the proposal. Cllr Rice declared a further non-pecuniary interest as a member of Hampshire County Council which had commented on the proposal. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak, and in the cases of Cllrs Rice and C Ward to vote. Cllrs Beck and Clarke did not have a vote.

The Committee considered the Local Impact Report that had been prepared for submission to the Planning Inspectorate in respect of the Navitus Bay wind park proposal. The Planning Inspectorate would make recommendations to the Secretary of State for Energy and Climate Change, who would determine the application.

The Committee was advised that this Council was working closely with other affected local authorities, including the National Park Authority, in the preparation of the responses that were needed at the various stages of the process. In some instances it had been concluded that it would be most productive for other authorities, that were more directly affected by some identified impacts of the proposal, to take the lead in the response to those aspects. The focus of this Local Impact Assessment was on the direct effects on this District.

The Committee was advised that further comments had now been received from the Council's Environmental Health Officer regarding off-shore noise and vibration once the wind park was operational, as circulated in an update prior to the meeting.

The Committee made a number of comments in respect of the Local Impact Report as follows:

Section 5.1 – Strategic Issues – no additional comments

Section 5.2 – On-Shore Noise and Vibration – no additional comments

Section 5.3 – Off-shore – In Air Noise and Vibration – the Committee concurred with the views expressed by the Environmental Health Officer that a precautionary approach should be taken to the noise and vibration levels that may be experienced on shore if the wind park became operational. A noise monitoring protocol would be included within Schedule 1 (requirement 19) of the Development Consent Order to cover the construction period and should also cover the operational period. This would require amendment of the Local Impact Report as submitted.

Section 5.4 Air Quality - Construction Phase – The Committee expressed some concern about the potential for air quality in Lyndhurst, which was already subject to an air quality management area, to be adversely affected should the additional HGV movements generated by the development further exacerbate traffic congestion problems.

Section 5.5 – On-Shore Electric and Magnetic Fields - no additional comments

Section 5.6 – Land Contamination – no additional comments

Section 5.7 – Highways and Traffic – while recognising that the additional traffic movements that would be generated through Lyndhurst represented a low proportion of the existing use levels, Members were concerned that additional HGV movements could exacerbate the congestion that was already a significant problem, particularly in the summer months. The traffic light system at the A35 junction with the A337 in the centre of the village would stop other traffic flows to allow HGVs to proceed from Bournemouth towards Cadnam. The Committee requested that these concerns should be drawn to the attention of Hampshire County Council which was taking the lead on highway issues.

Members were also concerned that great care should be taken over the traffic management arrangements to minimise disruption to local people and businesses during the proposed works to lay the cable.

Section 5.8 – Biodiversity, Biological Environment and Ecology – The Committee considered that it was important to protect significant trees throughout the proposed route of the cable, and that this should include hedgerow trees. While the proposals included the restoration of hedgerows, it was understood that significant tree species that currently formed part of the important and special character of the area would not be replaced over the cable corridor. There were concerns that this would create a significant scar across the countryside, to the detriment of the character of the area. The many historic hedgerows were also important, complex habitats. Consequently the ecological role that they fulfilled would not be readily restored by the proposed replanting. Not only should every effort be made to minimise the loss of trees and historic hedgerows, but the Landscape and Ecology Management Plan must provide adequate mitigation to make this impact acceptable.

In addition to the areas where it was already specified that the cabling would be placed through trenchless Horizontal Direct Drilling methods, the Committee expressed the wish that the lines of oak trees to the north of Bashley Cross Roads, on the B3058, and the residual historic roadway at the north of Stem Lane, New Milton, with its historic banks, should also be protected by using trenchless methods.

Section 5.9 – Offshore Seascape, Landscape and Visual Impact (SLVIA) – The Committee considered that the visual impact of the proposals when viewed from Barton on Sea and surrounding areas was also significant and should be taken into account in addition to views from Milford on Sea. As the landscape visual impact was greater for other authorities, Members concurred with the recommendation that representations on this issue should be left to those most significantly affected.

Section 5.10 – Onshore Landscape and Visual Impact (LVIA) – no additional comments.

Section 5.11 – Socio-Economic Impacts – While accepting that, if properly managed, the cable laying process would cause local disruption for relatively short periods of time, there were concerns about the impact of the work on certain businesses, particularly if they were close to one of the proposed compounds, such as the Tyrrells Ford Hotel. It was accepted that controls over the operation of the compound would reduce direct effects, but these may still be significant, and the perceptions of potential patrons could easily deter them from patronising the business. It was possible that compensation arrangements may come forwards under the package of community benefits and this would be kept under review to ensure that local businesses were supported as much as possible.

The potential economic benefits of the scheme were currently unknown as the sourcing of the materials and equipment to be used, the labour to be trained and employed and the port that would be used had not been specified. It was possible that the District could suffer significant disruption from the scheme, without enjoying any of the potential economic benefits.

Section 5.12 – Surfaced Water and Hydrology – No additional comments

Section 5.13 – Cliff Stability – No additional comments.

Section 5.14 – Off-shore Heritage and Built Environment – In view of the amount of potential archaeological interest that may be revealed along the cable route, it was emphasised that observation and recording protocols would be important.

Other issues – Recreational yachting was an extremely important element of the local economy. There was concern that the wind park would impinge on the routes currently used by recreational sailors, creating an additional hazard in adverse weather conditions, and consequently encouraging the many continental visitors to bypass this area, to the detriment of the local economy.

The Committee considered that many of the impacts that had been identified were significant. They accepted the advice that, properly mitigated, those impacts could be reduced to the level where they were acceptable, when balanced against the potential benefits of the scheme. It was therefore extremely important that the mitigation measures that had already been agreed, or were still the subject of negotiation, were secured in full. Should any elements of the mitigation not be forthcoming to an acceptable standard, the Council should reserve the right to express its concerns at the forthcoming Examination.

RESOLVED:

- (a) That the Local Impact Report attached as Annex 1 to Report B to the Planning Development Control Committee, as supplemented by the comments set out above, be confirmed as this Council's formal response to the application by Navitus Bay Development Limited for a Development Consent Order for a Wind Park and associated infrastructure; and
- (b) That, in raising no objection, should any elements of the necessary mitigation, or arrangements being developed to allow the Council to work with the applicants to both develop the proposals and monitor them on site, not be forthcoming to an acceptable standard, the Council reserves the right to express its concerns at the forthcoming Examination.

Action: David Groom/Andrew Herring

CHAIRMAN