

14 JANUARY 2015

**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, 14 January 2015.

- 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
- p 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
- ap 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

**Officers Attending:**

Mrs J Dawe, Miss J Debnam, C Elliott, Mrs C Eyles, Mrs J Garrity, D Groom, A Kinghorn, N Straw, G Williams (Hampshire County Council) and for part of the meeting J Bennett, S Clothier, I Rayner, Ms H Ruddle, S Williams and D Willis.

**30. MINUTES.**

**RESOLVED:**

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

**31. DECLARATIONS OF INTEREST.**

Cllr Rice disclosed a non-pecuniary interest in applications 14/11405 and 14/11500 as a member of New Milton Town Council which had commented on the applications. He disclosed a further interest in application 14/11405 on the grounds that he lived in the same road as the application site, but not in close proximity.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in application 14/11612 as a member of Ringwood Town Council which had commented on the application.

Cllr Thierry disclosed a non-pecuniary interest in application 14/11612 as a member of Ringwood Town Council which had commented on the application.

Cllr Wappet disclosed a non-pecuniary interest in applications 14/11398 and 14/11613 as a member of Fawley Parish Council which had commented on the applications.

Cllr C Ward disclosed a non-pecuniary interest in applications 14/11405 and 14/11500 as a member of New Milton Town Council which had commented on the applications.

Cllr Woodfield disclosed a non-pecuniary interest in application 14/11612 as a member of Ringwood Town Council which had commented on the application.

Cllr Woods disclosed a non-pecuniary interest in applications 14/11405 and 14/11500 as a member of New Milton Town Council which had commented on the applications.

### 32. 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>	14/10769
<b>Details:</b>	Everton Garage Ltd, 5 Old Christchurch Road, Everton, Hordle – Extension to workshop (demolish existing flats)
<b>Public Participants:</b>	Mr Wilson – Applicant Mr Bryer – Applicant's Agent Mr Cooper – Objector Mr Kaye - Objector
<b>Additional Representations:</b>	Correspondence from 2 objectors and Cllr Tinsley raising concerns about the final height of the building, the lack of consultation, impact on residential amenity and increased flood risk.
<b>Comment:</b>	The officer's recommendation was amended by replacing condition 5 with 2 new conditions regarding protection of trees and tree planting, and by a suggested additional condition to control the height of the new building so that it was no higher than the adjacent showroom building.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item A01), with condition 5 deleted and additional conditions:  5. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement ref 14338-AIA-DC and Plan Ref: 14338-BT1 dated 5/12/14 shall be implemented and at

least 3 working days' notice shall be given to the Local Planning Authority that it has been installed.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with policy CS2 of the Core Strategy for the New Forest outside the National Park

6. Details of tree planting, showing positions, species and sizes shall be submitted in writing to and approved by the Local Planning Authority. All planting is to be completed before the end of the planting season following completion of the development. Any such trees that are removed, die or become, in the opinion of the Local Planning Authority seriously damaged or defective within five years of planting shall be replaced with specimens of similar size and species as originally planted.

Reason: In order to enhance the visual amenities of the area, in accordance with policy CS2 of the Core Strategy for the New Forest outside the National Park

7. The external height of the workshop extension hereby approved shall not exceed the height of the existing single storey structure with mono-pitched roof to which it is to be attached as shown on the approved elevational drawing no. 5B.

Reason: In order to protect adjoining residential amenity and the visual amenities of the area, in accordance with policy CS2 of the Core Strategy for the New Forest outside the National Park.

<b>Action:</b>	Steve Clothier and Martine Parkes
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<b>Application:</b>	14/11161
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<b>Details:</b>	Sequoia Farm, Puddleslosh Lane, Tinkers Cross, Fordingbridge – Continued siting of mobile home for temporary period of three years for an agricultural worker
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<b>Public Participants:</b>	Town Cllr Fulford – Fordingbridge Town Council
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<b>Additional Representations:</b>	Further letter of support from the Applicant's Agent
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<b>Comment:</b>	The Committee was advised that a landscape and visual appraisal report, commissioned by this Council in respect of the forthcoming appeal, was relevant to this application and had been placed on the application file and sent to the applicant's agent.
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<b>Decision:</b>	That the Planning Inspectorate be advised that, had this application been before them for determination it would have been refused.
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**Refusal Reasons:** As per report (Item A02).

**Action:** Steve Williams

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**Application:** 14/11229

**Details:** Old Milford Meadow, Lymington Road, Milford-on-Sea – 2 link attached bungalows; 2 detached garages; driveway; parking

**Public Participants:** Mr Dence – Applicant’s representative.

**Additional Representations:** 2 Additional letters of objection, in the same terms as set out in the report.  
The County Ecologist was not satisfied with the information submitted and requested an additional reason for refusal.  
The County Highways Officer was satisfied with the revised plans.

**Comment:** The officer’s recommendation was amended with the imposition of an additional reason for refusal to reflect the comments of the County Ecologist.

**Decision:** Refused

**Refusal Reasons:** As per report (Item A03) with additional reason

6. Insufficient information has been provided to demonstrate that the proposed development can be constructed without threatening the ecological interest or local nature conservation importance on the site. In the absence of this information the Council is not convinced that the proposed development can take place without affecting protected species or nature conservation interests, contrary to Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park.

**Action:** Martine Parkes

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**Application:** 14/11321

**Details:** Nelson House, Nelson Place, Lymington – Single-storey side and rear extension; patio; replacement entrance gates

**Public Participants:** Mr Dench – Applicant’s Agent.

**Additional Representations:** None

**Comment:** The Committee considered that the design of the proposed extension was attractive and represented an improvement over the existing additions. They evaluated the depth of the proposed rear extension, in the light of the conservation officer's concerns, and concluded that it was not disproportionate in size and would not adversely affect the listed building.

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

**Conditions:** Subject to such conditions as the Head of Planning and Transportation deems appropriate.

**Action:** Judith Garrity

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**Application:** 14/11322

**Details:** Nelson House, Nelson Place, Lymington – Single-storey side and rear extension; patio; replacement entrance gate

**Public Participants:** Mr Dench – Applicant's Agent.

**Additional Representations:** None

**Comment:** The Committee considered that the design of the proposed extension was attractive and represented an improvement over the existing additions. They evaluated the depth of the proposed rear extension, in the light of the conservation officer's concerns, and concluded that it was not disproportionate in size and would not adversely affect the listed building.

**Decision:** Head of Planning and Transportation authorised to grant listed building consent

**Conditions:** Subject to such conditions as the Head of Planning and Transportation deems appropriate.

**Action:** Judith Garrity

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**Application:** 14/11398

**Details:** 23 Southbourne Avenue, Holbury, Fawley – Single-storey rear extension; roof alterations and two side dormers in association with new first floor

**Public Participants:** None

**Additional Representations:** None

<b>Comment:</b>	Cllr Wappet disclosed a non-pecuniary interest as a member of Fawley Parish 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.
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	As per report (Item A06).
<b>Action:</b>	Martine Parkes

<b>Application:</b>	14/11405
<b>Details:</b>	60 – 62 Whitefield Road, New Milton – 2 three-storey blocks of 15 flats; carports with bike stores; refuse store; access; parking; demolition of existing
<b>Public Participants:</b>	Mr Montgomery – Applicant's Agent Town Cllr Reid – New Milton Town Council
<b>Additional Representations:</b>	None
<b>Comment:</b>	<p>Cllrs Rice, C Ward and Woods disclosed non-pecuniary interests as members of New Milton Town Council which had commented on the application. In addition, Cllr Rice disclosed a further interest on the grounds that he lived in Whitefield Road, although not in close proximity. Cllrs C Ward and Woods concluded that there were no grounds under common law to prevent them from taking part in the consideration and voting. Cllr Rice did not take part in the debate and did not vote.</p> <p>In view of the limited car parking available on site Members requested the imposition of a condition to protect the green area to the front of the building from ad hoc car parking.</p>
<b>Decision:</b>	<p>Head of Planning and Transportation authorised to grant planning consent subject to:</p> <ul style="list-style-type: none"> <li>(i) The completion of the requisite Agreement pursuant to S106 of the Town and Country Planning Act 1990 by 28 February 2015; and</li> <li>(ii) The imposition of conditions</li> </ul> <p>Failing which, Head of Planning and Transportation authorised to refuse consent.</p>
<b>Conditions/Agreements/Negotiations:</b>	<p>As per report (Item A07) with condition 9 revised as follows:</p> <p>9. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :</p>

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure including measures to prevent vehicles from parking on the landscaped areas;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

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

Reason: To ensure that the development takes place in an appropriate way and to prevent inappropriate car parking to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

**Refusal Reasons:** As per report (Item A07).

**Action:** Steve Clothier and Martine Parkes

**Application:** 14/11481

**Details:** 9 Lower Buckland Road, Lymington – Infill extension with roller shutter door

**Public Participants:** None

**Additional Representations:** None

**Comment:** Members were advised that the development had taken place, subsequent to the submission of the planning application. The consent should therefore be amended by the deletion of condition 1.

**Decision:** Planning consent

**Conditions:** As per report (Item A08), with condition 1 deleted.

**Action:** Martine Parkes

**Application:** 14/11500

**Details:** 16 Rosewood Gardens, New Milton – Roof alterations and rooflights in association with new first floor; Juliet balcony

**Public Participants:** Mr Beacham – Applicant  
Town Cllr Reid – New Milton Town Council

**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 taking part in the consideration and voting.

**Decision:** Planning consent

**Conditions:** As per report (Item A09).

**Action:** Martine Parkes

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**Application:** 14/11562

**Details:** Fordingbridge Business Park, Ashford Road, Fordingbridge – Removal of Condition 5 of Planning Permission 05/85963 to allow change of use

**Public Participants:** Mr Murphy - Objector

**Additional Representations:** None

**Comment:** None

**Decision:** Planning consent

**Conditions:** As per report (Item A10).

**Action:** Martine Parkes

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**Application:** 14/11612

**Details:** Land at Salisbury Road Bus Stop, Salisbury Road, Blashford, Ringwood – Installation of 15m monopole; 2 new cabinets; (Prior Notification to carry out Telecommunications Development)

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

**Additional Representations:** Ringwood Town Council was happy to accept a decision under officer delegated powers.

**Comment:** Cllrs 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 to vote.

**Decision:** Details not required to be approved.

**Action:** Martine Parkes



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<b>Application:</b>	14/11613
<b>Details:</b>	Land at Fawley Bypass, Fawley – Installation of a 15m high monopole; 1 cabinet; remove existing monopole
<b>Public Participants:</b>	Mr Cain – Applicant’s Agent
<b>Additional Representations:</b>	None
<b>Comment:</b>	<p>Cllr Wappet disclosed a non-pecuniary interest as a member of Fawley Parish 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.</p> <p>The Committee concluded that, within the landscape context of this area, it would be preferable to have one tall mast than 2 smaller ones, and consequently the application should not be refused.</p>
<b>Decision:</b>	Details not required to be approved.
<b>Action:</b>	Martine Parkes

### 32. MEDIUM TERM FINANCIAL PLAN AND ANNUAL BUDGET 2015/16 (REPORT B).

The Committee considered the Medium Term Financial Plan and annual budget for 2015/16. Members welcomed the projected increase in fee income and resultant decrease in the cost of processing per planning application received.

#### RESOLVED:

That the Cabinet be advised that the Committee has no comments to make.

Action: Bob Jackson.

CHAIRMAN