

11 MARCH 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, 11 March 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:**

- p Mrs A M Rostand
- ap 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:**

Mrs S V Beeton (for application 15/11061)

**Officers Attending:**

Mrs J Dawe, T Barnett, S Clothier, Miss J Debnam, C Elliott, Mrs C Eyles, D Groom, Miss G O'Rourke and for part of the meeting W Lever, R Payne, E VanDyck, G Williams (Hampshire County Council), Mrs K Williams and D Willis.

**Also Attending:**

Ms J Pinnock (Winchester City Council)

**38. MINUTES.**

**RESOLVED:**

That the minutes of the meeting held on 11 February 2015 be signed by the Chairman as a correct record.

**39. DECLARATIONS OF INTEREST.**

Cllr Beeton disclosed a non-pecuniary interest in applications 15/10008 and 15/10061 as a member of Milford on Sea Parish Council which had commented on the applications.

Cllr Dart disclosed a non-pecuniary interest in application 15/10026 as a member of Totton and Eling Town Council which had commented on the application.

Cllr C Harrison disclosed a non-pecuniary interest in application 14/11727 as a member of Hythe and Dibden Parish Council which had commented on the application.

Cllr Lagdon disclosed a non-pecuniary interest in application 15/10026 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Penwarden disclosed a non-pecuniary interest in application 14/11755 on the grounds that he knew the applicant.

Cllr Rice disclosed a non-pecuniary interest in application 14/11569 as a member of New Milton Town Council which had commented on the application.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in applications 14/11762 and 14/11764 as a member of Ringwood Town Council which had commented on the applications.

Cllr Rostand disclosed a non-pecuniary interest in applications 14/11341, 14/11427, 14/11691, 14/11785 and 15/10035 as a member of Lymington and Pennington Town Council which had commented on the application. Cllr Rostand also disclosed a pecuniary interest in application 15/10061 as the owner of an affected beach hut. She had a dispensation from the Monitoring Officer to speak but not vote.

Cllr Thierry disclosed a non-pecuniary interest in applications 14/11762 and 14/11764 as a member of Ringwood Town Council which had commented on the applications. Cllr Thierry also disclosed a non-pecuniary interest in application 14/11743 on the grounds that the applicant was a client of his business.

Cllr Wappet disclosed a non-pecuniary interest in application 14/11639 as a member of Fawley Parish Council which had commented on the application.

Cllr C Ward disclosed a non-pecuniary interest in application 14/11569 as a member of New Milton Town Council which had commented on the application.

Cllr Woodfield disclosed a non-pecuniary interest in applications 14/11762 and 14/11764 as a member of Ringwood Town Council which had commented on the applications. She also disclosed a non-pecuniary interest in application 14/11755 on the grounds that she knew the applicant.

Cllr Woods disclosed a non-pecuniary interest in applications 14/569 as a member of New Milton Town Council which had commented on the application.

**40. PLANNING APPLICATIONS FOR COMMITTEE DECISION (REPORT A).**

Application 14/11427 (Land North of Alexandra Road and Buckland Manor Farm, Lymington – 95 dwellings; garages; parking; 10 allotments; open space; associated footpaths and roads; 2 access junctions to main road (Outline application with details of means of access and layout)) had been withdrawn by the applicant by e-mail dated 10 March 2015.

**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>	14/11341
<b>Details:</b>	Pinetops Nurseries, 67-69 Ramley Road, Pennington, Lymington - Development of 45 dwellings comprised: 1 terrace of 3 houses; 11 pairs of semi-detached houses; 2 pairs of semi-detached bungalows; 13 detached houses; 3 detached bungalows; access roads; footpaths; open space; landscaping; demolition of existing (Details of appearance, landscaping and scale of development granted by outline permission 13/11561)
<b>Public Participants:</b>	Mr Kenyon – 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 grounds under common law to prevent her from remaining in the meeting to speak and to vote.  The Committee was advised that the applicant had submitted plans that showed the location of solar panels on the buildings and that the proposal was satisfactory. The recommendation was amended to the granting of planning consent, subject to conditions, with condition 4 updated to take account of the revised plans.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item A01), with condition 4 updated to reflect the revised plans.
<b>Action:</b>	Martine Parkes

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<b>Application:</b>	14/11727
<b>Details:</b>	Pylewell Road, Hythe - Replacement sash windows to front elevation (Application for Listed Building consent)

<b>Public Participants:</b>	Mr Endean - Applicant
<b>Additional Representations:</b>	None
<b>Comment:</b>	<p>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 grounds under common law to prevent him from remaining in the meeting to speak and to vote.</p> <p>The Committee concluded that the proposed windows would not adversely affect the historic fabric of the listed building as they were not replacing any original windows.</p>
<b>Decision:</b>	Listed building consent granted.
<b>Conditions:</b>	<p>1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 18 of the Town &amp; Country Planning (Listed Buildings &amp; Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. The development permitted shall be carried out in accordance with the following approved plans: KE8PR.1, KE8PR.2.Rev 2, KE8PR.3, KE8PR.4, KE8PR.6.Rev1 &amp; KE8PR.8.</p> <p>Reason: To ensure satisfactory provision of the development.</p>

<b>Action:</b>	Trevor Barnett and Martine Parkes
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<b>Application:</b>	14/11569
<b>Details:</b>	6 Winchester Road, Ashley, New Milton - Two-storey side and rear extension; single-storey rear extension
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	<p>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 grounds 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 item.</p>
<b>Decision:</b>	Planning consent

**Conditions:** As per report (Item A04).

**Action:** Martine Parkes

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**Application:** 14/11639

**Details:** 38 Holbury Drove, Holbury, Fawley - Roof alterations; dormer in association with new first floor; two-storey rear extension; roof lights

**Public Participants:** None

**Additional Representations:** None

**Comment:** 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.

**Decision:** Refused

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

**Action:** Martine Parkes

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**Application:** 14/11646

**Details:** Linlarrock, Rockbourne - Single-storey rear extension; balcony; dormers and rooflights in association with new second floor; single-storey side infill extension; fenestration alterations; raise roof height of garage

**Public Participants:** None

**Additional Representations:** None

**Comment:** None

**Decision:** Refused

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

**Action:** Martine Parkes

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<b>Application:</b>	14/11691
<b>Details:</b>	Land of 46 Broad Lane, Lymington - Variation of Condition 8 of Planning Permission 14/10934 to allow amended plans including the removal of chimney and smaller window to south west elevation
<b>Public Participants:</b>	Mr Holmes – 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 grounds under common law to prevent her from remaining in the meeting to speak and to vote.</p> <p>The Committee was advised that the applicants had submitted a Unilateral Undertaking to secure the payment of a contribution towards habitat mitigation. The recommendation was therefore updated by the deletion of Reason 4 for refusal.</p>
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	As per report (Item A07), with reason 4 deleted.
<b>Action:</b>	Martine Parkes

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<b>Application:</b>	14/11743
<b>Details:</b>	Harleys, 1 Shaftesbury Street, Fordingbridge - Use as garden and supervised children’s play area
<b>Public Participants:</b>	Mr Annen – Applicant’s Agent
<b>Additional Representations:</b>	1 additional letter of objection raising the same points as set out in the report.
<b>Comment:</b>	Cllr Thierry disclosed a non-pecuniary interest on the grounds that the applicant was a client of his business. He concluded that there was a danger he could be perceived to be biased and consequently left the meeting for the consideration and voting.
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	As per report (Item A08).
<b>Action:</b>	Martine Parkes

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<b>Application:</b>	14/11755
<b>Details:</b>	Land of Clayhill Cottage, Poplar Lane, Bransgore - Bungalow; detached garage; bin store; parking; access
<b>Public Participants:</b>	Mr Holmes – Applicant’s Agent
<b>Additional Representations:</b>	None
<b>Comment:</b>	<p>Cllr Woodfield disclosed a non-pecuniary interest on the grounds that the applicant was a close personal friend. She concluded that there was a danger that she would be perceived to be biased and consequently took no part in the consideration and did not vote.</p> <p>Cllrs Lagdon and Penwarden were advised that serving on other public bodies with the applicant was not sufficient, alone, to constitute a personal interest.</p>
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	As per report (Item A09).
<b>Action:</b>	Martine Parkes

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<b>Application:</b>	14/11762
<b>Details:</b>	39 Poplar Way, Ringwood - House; access; parking
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	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.
<b>Decision:</b>	Head of Planning and Transportation authorised to grant planning consent until 31 March 2015, and if consent has not been granted by that time, Head of Planning and Transportation authorised to refuse consent.
<b>Conditions/Agreements/Negotiations:</b>	As per report (Item A10).
<b>Refusal Reasons:</b>	As per report (Item A10).
<b>Action:</b>	Jim Bennett

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<b>Application:</b>	14/11764
<b>Details:</b>	Suite 4 Ground Floor, Mallard House, Duck Island Lane, Ringwood - Use as adult day care centre
<b>Public Participants:</b>	Ms Hamilton – Applicant Town Cllr Wiseman – Ringwood Town Council
<b>Additional Representations:</b>	8 further letters of support, one of which made suggestions about how to ease traffic and parking issues.
<b>Comment:</b>	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.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item A11).
<b>Action:</b>	Martine Parkes

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<b>Application:</b>	14/11785
<b>Details:</b>	Solent House, 5 Bath Road, Lymington - Use as 1 residential unit
<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 grounds under common law to prevent her from remaining in the meeting to speak and to vote.
<b>Decision:</b>	Head of Planning and Transportation authorised to grant planning consent until 30 March 2015 and, if consent has not been granted by that time, Head of Planning and Transportation authorised to refuse consent.
<b>Conditions/Agreements/Negotiations:</b>	As per report (Item A12).
<b>Refusal Reasons:</b>	As per report (Item A12).
<b>Action:</b>	Ian Rayner



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<b>Application:</b>	15/10008
<b>Details:</b>	9 Hurst Road, Milford-On-Sea - 2 pairs of semi-detached houses; parking; access; demolition of existing (Outline application with details only of access and layout)
<b>Public Participants:</b>	Mr Holmes – Applicant's Agent Mr Compton - Objector
<b>Additional Representations:</b>	None
<b>Comment:</b>	<p>Cllr Beeton disclosed a non-pecuniary interest as a member of Milford on Sea Parish Council which had commented on the application. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak. She did not have a vote.</p> <p>In addition to the reasons for refusal identified in the report, the Committee considered that, in a number of important aspects, this current application had not overcome the previous objections to the development of this site. In particular the proposal failed to protect the open character of this site, and views of the sea when approaching along Sea Road.</p>
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	<p>As per report (Item A13), with additional reason for refusal:</p> <p>5. The proposed development would compromise the open character of this area at the junction of Sea Road with Hurst Road as a result of the development's encroachment into the open vista, that is highly valued locally, when approaching the coast from Sea Road. As a result the proposed development would be out of character with this area contrary to Policy CS2 of the Core Strategy of the New Forest District outside the National Park.</p>
<b>Action:</b>	Steve Clothier and Martine Parkes

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<b>Application:</b>	15/10026
<b>Details:</b>	14 Hawthorne Road, Totton - Bungalow; demolition of existing
<b>Public Participants:</b>	Ms Reddin – Applicant's representative
<b>Additional Representations:</b>	1 additional letter of objection concerned about loss of light.

**Comment:** Cllrs Dart and Lagdon disclosed non-pecuniary interests as members of Totton and Eling 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 A14).

**Action:** Martine Parkes

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**Application:** 15/10035

**Details:** 8 South Street, Pennington, Lymington - Use of ground floor as 3 flats; associated external alterations

**Public Participants:** Mr Davies – Applicant's Agent  
Mr Lawes – Objector's representative  
Mr Littlefair – Objector.

**Additional Representations:** 1 further letter of objection, in the same terms as set out in the report.

**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 grounds under common law to prevent her from remaining in the meeting to speak and to vote.

**Decision:** Refused.

**Refusal Reasons:** As per report (Item A15).

**Action:** Martine Parkes

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**Application:** 15/10061

**Details:** Beach Front, Hurst Road, Milford-On-Sea - 119 beach huts; associated works including slabs; ramps, steps, railings; temporary fencing & barriers; demolition of existing (Outline application with details only of access)

**Public Participants:** Mr Cook – Applicant's representative  
Mr Holdsworth – Supporter  
Parish Cllr Whitlock – Milford on Sea Parish Council.

**Additional Representations:** 2 additional letters of objection, in the same terms as set out in the report.

**Comment:** Cllr Rostand disclosed a pecuniary interest as the owner of one of the affected beach huts. She had a dispensation from the Monitoring Officer and, in accordance with the terms of the dispensation, she addressed the Committee in support of the application, but did not vote.

Cllr Beeton disclosed a non-pecuniary interest as a member of Milford on Sea Parish Council which had commented on the application. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak. She did not have a vote.

Cllr Beeton addressed the Committee to support the application.

**Decision:** Planning consent

**Conditions:** As per report (Item A16).

**Action:** Martine Parkes

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**Application:** 15/10084

**Details:** 26 Whitby Road, Milford-On-Sea - 2 detached houses; 2 detached garages; parking; landscaping; access; demolition of existing

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

**Additional Representations:** 1 additional letter of objection questioning the principle of demolishing the dwelling. The Ecologist considered that further survey work was necessary to ensure that the building was not used by bats.

**Comment:** The Committee was advised that the Ecologist's request for survey work for bats, that would need to be carried out in April and May, would delay the determination of this application until after the introduction of the CIL regime, which would then apply. Accordingly, the recommendation was amended to reflect the necessary revisions to the terms of the authorisation to the Head of Planning and Transportation.

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

**Conditions/Agreements/Negotiations:** Subject to:

- i) The payment of a financial contribution of £550 towards access management and the monitoring of SANGS; The submission of a satisfactory bat survey that fulfils the Ecologist's requirements, and in the event that bats are found within the building, the use of agreed measures to mitigate for the loss of the building; and
- ii) The imposition of the conditions set out in Section 15 of the report (Item A17).

**Action:** Richard Natt

CHAIRMAN