13 MARCH 2002
NEW FOREST DISTRICT COUNCIL
PLANNING DEVELOPMENT CONTROL COMMITTEE

Minutes of a meeting of Planning Development Control Committee held at Appletree Court, Lyndhurst on 13 March 2002.

p Cllr Mrs P A Wyeth (Chairman)
p Cllr Miss P A Drake (Vice-Chairman)

Councillors: Councillors:
p K F Ault p R L Frampton
p E R Bowring p Ms C F Gradidge
p F J Bright p R C H Hale
p D S Burdle p L E Harris
e W R Catt p F R Harrison
p J E Coles p Mrs M D Holding
p W H Dow p Mrs B M Maynard
p B C Earwicker p D N Scott
p M H G Fidler p P R Woods

In Attendance:

Councillor:

B Rickman (for application 73521)

Officers Attending:

Ms E Malcolm, S Avery, Mrs L Bettle, S Clothier, J Davies, Miss J Debnam, C Elliott, A Huggett, N Hunt, L Moore, Mrs S Searle, A White, and for part of the morning session, Mrs G Butter, S Maggs, N Miller and J Ward.

68. MINUTES. "amended at Council on 22 April 2002 - see Minute Book"

RESOLVED:

That the minutes of the meeting held on 13 February 2002, and of the special Joint Meeting with the Economy and Planning Review Panel held on 18 February 2002, having been circulated, be signed by the Chairman as correct records.
69. DECLARATIONS OF INTEREST.

The following declarations of interest were made by members in connection with agenda items.

Cllr R L Frampton - applications 73804 and 73990  
Cllr Mrs B M Maynard - application 73687  
Cllr D N Scott - application 73506  
Cllr J E Coles and Cllr F J Bright – Report C

70. OLD CROSSING GATE HOUSE, HOLMSLEY.

The Committee was given details of a recent appeal decision where the Inspector had allowed a very unfortunate, modern, design for a replacement dwelling to be constructed in an isolated part of the New Forest Heritage Area. The Committee expressed their regret at the Inspector’s decision and his lack of understanding of the needs of the Forest’s landscape.

71. ADJOURNMENT AND RESUMPTION OF MEETING.

The Committee adjourned for lunch at 1.15 p.m. and resumed at 2.00 p.m.

Cllr Mrs P A Wyeth (Chairman)  
Cllr Miss P A Drake (Vice-Chairman)

In Attendance:

B M H Pemberton (for application 73828)

Officers Attending:

S Avery, S Clothier, J Davies, Miss J Debnam, C Elliott, A Huggett, N Hunt, L Moore, Mrs S Searle, and for part of the afternoon session, W Hughes.
72. **PLANNING APPLICATIONS FOR COMMITTEE DECISION (REPORT B).**

**RESOLVED:**

Planning applications 71555, 72966, 73218, 73248, 73296, 73506, 73521, 73611, 73687, 73718, 73730, 73799, 73804, 73789 and 73847 were determined before the adjournment for lunch.

(a) 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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**Application:** 71555

**Details:** Tesco Stores Limited, Caird Avenue, New Milton - Extension of store and additional car parking.

**Public Participants:** Mr Davies (Objector)  
Mr Arnold (Agent)

**Additional Representations:** One additional letter from a local resident supporting the application.

Hampshire County Council Planning Department had withdrawn their holding objection, subject to the imposition of conditions which they suggested.

Cllr Earwicker objected to the proposals.

**Comment:** The Committee considered that, on balance, the proposal would be sufficiently prejudicial to the viability of New Milton Town Centre to warrant refusal. The case against granting consent was further swayed by the poor design of the access for lorries to service the store; the adverse impact on the neighbouring properties of noise from the service yard and the recycling area; and the concerns expressed by the Crime Reduction Officer regarding the pedestrian routes creating opportunities for crime.

**Decision:** Refused

**Refusal Reasons:**

1. The proposed development would adversely affect the vitality and viability of New Milton Town Centre and would therefore fail to comply with Policy BU-S5 of the adopted New Forest District Local Plan and Policy BU-CE7 of the First Alteration to this Plan.

2. The proposed servicing and recycling areas would be likely to give rise to increased levels of noise and disturbance to occupants of neighbouring residential properties and would therefore fail to comply with Policy DW-E34 of the adopted New Forest District Local Plan and the First Alteration of this Plan.

3. The proposed footpath and footpath/cycle links to
Mendip Close and Glengarry would be likely to give rise to opportunities for crime which do not currently exist and thereby threaten the security of residents of these properties. The proposals would therefore fail to comply with Policy DW-E11 of the adopted New Forest District Local Plan and the First Alteration to this Plan.

4. The Development proposed would be likely to give rise to additional traffic and pedestrian movement at the junctions of Caird Avenue and the A337 Lymington Road. These junctions are substandard and unable to safely accommodate the additional traffic and pedestrian movement. The proposal would therefore fail to comply with Policies BU-S5, DW-T6, DW-T7 and DW-T10 of the adopted New Forest District Local Plan and Policies BU-CE7, DW-T6A and DW-T6B of the First Alteration.

Application: 72966
Details: Land off Highlands Road, Barton-on-Sea, New Milton – approval of reserved matters (siting, design and external appearance) for construction of 48 dwellings, garages and associated access roads and parking areas.
Public Participants: Mr Tanner (Agent)
Additional Representations: One additional letter of objection, one additional letter from the Applicants Agents supporting the proposal. Cllr Earwicker had objected to the proposals.
Comment: Cllr Earwicker asked for it to be recorded that he voted against the decision.
Decision: Director of Environment Services authorised to approve reserved matters.
Agreements/ Negotiations/ Conditions: As per report (Item B2)
### Application: 73218

**Details:**
3, 4, 6 and 7 Stable Cottages, Ossemsley, New Milton – minor alterations to internal floor layouts, door openings and fenestration.

**Public Participants:**
Mr Tanner (Agent)

**Additional Representations:**
None

**Comment:**
None

**Decision:**
Listed Building Consent granted

**Conditions:**
None

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### Application: 73224

**Details:**
3, 4, 6 and 7 Stable Cottages, Ossemsley, New Milton – change of use of agricultural land to form residential garden curtilage, and variation to landscape scheme (retrospective).

**Public Participants:**
Mr Tanner (Agent)

**Additional Representations:**
None

**Comment:**
None

**Decision:**
Planning Consent

**Conditions:**
As per report (Item B4)

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### Application: 73248

**Details:**
3-7 Elm Avenue, New Milton – construction of 7 dwellings, 1 block of 7 flats, parking and new access (demolish existing 3 bungalows)

**Public Participants:**
Mr Tanner (Agent)
Mr Davies (Objector)

**Additional Representations:**
One additional letter of objection from a local resident. Cllr Earwicker objected to the proposals.
## Application: 73296

### Details:
3-7 Elm Avenue, New Milton – construction of 7 dwellings, 1 block of 7 flats, parking and new access (demolish existing 3 bungalows)

### Public Participants:
Mr Tanner (Agent)
Mr Davies (Objector)

### Additional Representations:
One additional letter of objection from a local resident. Cllr Earwicker objected to the proposals.

### Comment:
Cllr Earwicker asked that it be recorded that he voted against the decision.

### Decision:
Director of Environment Services authorised to grant outline permission.

### Agreements/ Negotiations/ Conditions:
As per report (Item B5)

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## Application: 73412

### Details:
Land to rear of 16 Malwood Road West, Hythe – detached dwelling

### Public Participants:
None

### Additional Representations:
None

### Comment:
None

### Decision:
Planning Consent

### Conditions:
As per report (Item B7)
Application: 73506
Details: Everton Garage, Everton, Hordle – single storey showroom extension and roof alterations to existing showroom.
Public Participants: Mr Brace (Agent)
Additional Representations: None
Comment: Cllr Scott disclosed a non-pecuniary interest in the subject matter of this application and having left the meeting took no part in the consideration or voting.

The Committee considered that the proposal would be acceptable within the street scene, particularly bearing in mind the removal of the existing unsightly canopy.

Decision: Planning Consent

Conditions:
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Before development is commenced the following details shall be submitted to, and approved by, the Local Planning Authority:
   (a) the external facing materials;
   (b) the landscaping of the site to include:
      (i) a specification for new planting;
      (ii) a survey of existing trees and shrubs showing those to be retained;
      (iii) measures to be taken for protecting the retained vegetation whilst building works are in progress;
   (iv) areas of hard surfacing including the materials to be used;
   (v) a programme for its implementation and means to provide for its future maintenance.

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.
Application: 73521
Details: Sway Place Rest Home, Station Road, Sway – erection of 60 bedrooms private nursing home, 12 sheltered dwellings, parking and access alterations (demolish existing rest home and associated outbuildings).
Public Participants: Mr Stevenson and Mr Elliott (Supporters) Mr Walsh (Agent)
Additional Representations: 20 additional letters of support. A petition of 90 signatures in support of the proposal. 1 additional letter of objection. 1 letter withdrawing a previous objection.
Comment: Cllrs Ault, Dow, Mrs Holding, Scott asked that it be recorded that they voted against the decision.
Decision: Refused
Refusal Reasons: As per report (Item B9)

Application: 73571
Details: Lighterman Quay (part former Dreamlands Site), Shore Road, Hythe – erection of 3 bin stores.
Public Participants: None
Additional Representations: None
Comment: None
Decision: Planning Consent
Conditions: As per report (Item B10)

Application: 73611
Details: Fritham House, Fritham, Bramshaw – variation of condition 4 on planning permission 69555 to allow an increase in the number of residents to 48
Public Participants: Mr Brown (Applicant)
Additional Representations: 1 additional letter of support. 1 additional letter of support from the Applicant’s Agent.
<table>
<thead>
<tr>
<th>Comment:</th>
<th>None</th>
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<tbody>
<tr>
<td>Decision:</td>
<td>Refused</td>
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<tr>
<td>Refusal Reasons:</td>
<td>As per report (Item B11)</td>
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</tbody>
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<thead>
<tr>
<th>Application:</th>
<th>73663</th>
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</thead>
<tbody>
<tr>
<td>Details:</td>
<td>OS 0637, Dark Lane, Hinton, Bransgore – construction of agricultural track (retrospective).</td>
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<tr>
<td>Public Participants:</td>
<td>None</td>
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<tr>
<td>Additional Representations:</td>
<td>None</td>
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<tr>
<td>Comment:</td>
<td>The Officer’s recommendation was amended by the removal of the word “proposed” in the first and second sentences in recognition that the agricultural track had been constructed.</td>
</tr>
<tr>
<td>Decision:</td>
<td>Refused</td>
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<tr>
<td>Conditions:</td>
<td></td>
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<tr>
<td>Refusal Reasons:</td>
<td>The agricultural track by reason of its design and siting would be detrimental to the character and appearance of this sensitive area and is therefore contrary to policy NF-E4 of the New Forest District Local Plan. Furthermore, the track, by virtue of its design and method of construction, is not considered to be reasonably necessary for agricultural purposes.</td>
</tr>
<tr>
<td>Agreements/ Negotiations:</td>
<td></td>
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<tr>
<th>Application:</th>
<th>73687</th>
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</thead>
<tbody>
<tr>
<td>Details:</td>
<td>Land adjacent to Hardley Industrial Estate, Holbury, Fawley – erection of 40 dwellings for affordable housing, some of which (no less than 9 units with related work accommodation) – construction of access road to Lime Kiln Lane. Provision of area of public open space.</td>
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<tr>
<td>Public Participants:</td>
<td>Mr Tatlow (Agent) Mr Jenkins (for Applicant)</td>
</tr>
<tr>
<td>Additional Representations:</td>
<td>1 additional letter from the applicant’s agent confirming that the second reason for refusal could be overcome by entering into appropriate legal agreements and the applicants were prepared to do so.</td>
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</table>
Comment: Cllr Mrs B Maynard disclosed a non-pecuniary interest in the subject matter of this item but did not consider such interest was clear and substantial and remained in the meeting to speak and to vote.

Decision: Refused

Refusal Reasons: As per report (Item B13)

Application: 73712
Details: 1A Hammonds Way, Totton – continuation of use as dwelling.
Public Participants: None
Additional Representations: None

Comment: The decision in respect of this application was contrary to the policies in the Statutory Development Plan.

Decision: Planning Consent

Conditions: None, as per report (Item B14)

Application: 73718
Details: Green Acres, Forest Edge Road, Crow, Ringwood – triple garage.
Public Participants: Mr Brown (Agent)
Additional Representations: None
Comment: None
Decision: Refused
Refusal Reasons: As per report Item B15

Application: 73730
Details: Unit 7, Queensway, New Milton – change of use to gymnasium.
Public Participants: Miss Murphy (Applicant)
Additional Representations: None
Comment: The Officers’ recommendation was changed by amending the reason for refusal, the revised wording of which was displayed at the meeting.

The Committee noted that this would be an employment generating use which may well provide a useful service to the other industrial units on the site. They were further aware that granting consent would not irretrievably remove this building from the possibility of industrial use. On this basis planning consent could be granted.

This decision was contrary to the policies set out the Statutory Development Plan.

Decision: Planning Consent

Conditions:
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The building shall only be used as a gymnasium and for no other use including any other use within Class D2 of the Town and Country Planning (Use Clauses) Order 1987.
   Reason: Having regard to the special circumstances of the application.

Application: 73744
Details: 6 Pondhead Close, Holbury, Fawley – erection of carport and barbecue area (retrospective).

Public Participants: None

Additional Representations: None

Comment: None

Decision: Refused

Refusal Reasons: As per report (Item B17)
Application: 73784
Details: 19 Bartons Road, Fordingbridge – erection of detached garage/garden store
Public Participants: None
Additional Representations: None
Comment: None
Decision: Planning Consent
Conditions: As per report (Item B18)

Application: 73789
Details: 4 Tanners Lane, East End, Boldre – replacement dwelling detached garage and new access (demolish existing dwelling).
Public Participants: Mr Nicholson (Applicant)
Additional Representations: None
Comment: The Officer’s recommendation was amended with revised wording to condition 5, which was displayed at the meeting.
Decision: Planning Consent
Conditions: As per report (Item B19) with condition 5 amended to read:

5. The basement area as shown on the approved plans shall only be used for the storage of water and recycling of grey and black waste as described in the application. Otherwise the basement shall be reduced in height such that the distance from floor to ceiling shall not exceed 1.6 metres. The basement shall not at any time be used as habitable floorspace.
Application: 73793
Details: Rookwood, 100 Woodlands Road, Ashurst, Netley Marsh – replacement dwelling, detached garage and alterations to access (demolish existing dwelling and garage).
Public Participants: None
Additional Representations: The Environment Agency raised no objections subject to conditions to ensure there were no garage doors.
Comment: The Officer’s recommendation was amended by the deletion of the second reason for refusal, in the light of the views expressed by the Environment Agency.
Decision: Refused
Refusal Reasons: As per report (Item B20) with the deletion of reason 2.

Application: 73799
Details: 1-20 Marsh Parade, Hythe – creation of 12 flats from part change of use of existing first floor and from rear and roof additions to the building. Surface alterations in connection with the reorganisation of the parking/servicing area.
Public Participants: Mr Roberts (Agent)
Mr Dean and Mr Osbourne (Objectors)
Additional Representations: The Crime Reduction Officer had expressed concern that the flat roof design may allow the opportunity for burglaries into the flats.
Comment: The Committee considered that the proposal was inappropriate in design, and out of keeping with the surrounding properties. There was also concern that there would be unreasonable overlooking of adjoining properties.
Decision: Refused
Refusal Reasons: 1. The proposed additions to the roof of the building would appear as unduly incongruous features which would be unsympathetic to the existing building and would raise the visual importance of Marsh Parade in a manner which would have a jarring effect, detrimental to the character and appearance of this part of Hythe, some of which is in a designated Conservation Area.

2. As a result of its height and significant areas of glass, the proposed roof addition on the northern corner of the building would have an intrusive effect on nearby residential properties changing to an unacceptable extent the perception their occupiers have of privacy.
3 No final arrangements have been made with the application to ensure that open space will be provided to meet the reasonable needs of the future occupiers of the proposed new dwellings as required by Policy DW-R3 of the New Forest District Local Plan.

Application: 73804
Details: Hillside Farm, Avon Tyrell, Christchurch, Sopley – replacement dwelling (demolish existing).
Public Participants: Mrs Vann (Applicant)
Additional Representations: 1 additional letter of support from the applicant
Comment: Cllr Frampton disclosed a non-pecuniary interest in the subject matter of this application and having left the meeting took no part in the consideration or voting.

The Officer’s recommendation was amended with revised wording for the reasons for refusal, a copy of which was displayed at the meeting.

Decision: Refused
Refusal Reasons: The proposal is considered to be contrary to policy NF-H4 of the adopted New Forest District Local Plan for the following reasons:

(a) the existing dwelling was originally created unlawfully, and though now lawful it is not the purpose of policy NF-H4 to permit the replacement of dwellings that were established in this manner;

(b) the size of the proposed replacement dwelling exceeds that permitted by policy NF-H4; and

(c) the siting of the replacement dwelling is considered to be more prominent in the landscape than that of the existing, and consequently there are no overriding environmental benefits to be gained from re-siting the dwelling, as required by policy NF-H4.
### Application: 73809

**Details:** Willow Thatch, 240 Burley Road, Bransgore – conservatory

**Public Participants:** Mr Wilford (Applicant)

**Additional Representations:** 1 additional letter in support of the application from the applicant.

**Comment:** None

**Decision:** Refused

**Refusal Reasons:** As per report (Item B23)

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### Application: 73810

**Details:** The Oak Inn, Pinkney Lane, Bank, Lyndhurst – single storey addition to provide additional toilet accommodation.

**Public Participants:**
- Mr Finley (Applicant)
- Mr Burt (Agent)
- Mr Hughes (Objector)

**Additional Representations:** None

**Comment:** The Committee considered that the provision of additional facilities for the disabled would be acceptable but the additional storage area and the consequent loss of hedgerow were not.

**Decision:** That consideration of this application be deferred for negotiations to secure the submission of amended plans which provide the necessary accommodation for disabled persons but delete the additional storage space and with a more appropriate design retaining the roadside hedge.
Application: 73825
Details: Applemore Kennels and Cattery, Applemore Hill, Dibden, Hythe – replacement kennels and cattery blocks (demolish existing) and construction of parking area.
Public Participants: Mr Morris (Applicant)
Additional Representations: None
Comment: None
Decision: Refused
Refusal Reasons: As per report (Item B25)

Application: 73828
Details: Golden Mead, 4 Park Close, Milford-on-Sea – ground floor rear addition and extension, roof alterations to form rooms in roof.
Public Participants: Mr Tanner (Agent)
Mrs Patterson (Objector)
Additional Representations: None
Comment: The Committee considered that the scale of the proposed roof would be detrimental to the character of the area and be duly intrusive on the neighbouring properties.
Decision: Refused
Refusal Reasons: 1. The proposed roof alterations by reason of their size and scale would have a large and bulky appearance, out of character with the surrounding area and would result in an unneighbourly form of development which would be contrary to Policy DE-E1 of the adopted New Forest District Local Plan.
### Application: 73847
**Details:** Homewood, Gillingham Road, Milford-on-Sea – conversion of existing garage to ancillary accommodation with front side and rear single storey additions.

**Public Participants:** Mr Brace (Agent)

**Additional Representations:** None

**Comment:** None

**Decision:** Planning Consent

**Conditions:** As per report (Item B27)

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### Application: 73990
**Details:** Harrow Wood Farm Caravan Park, Bransgore – relocate and upgrade existing telecommunication installation to incorporate new 30m lattice mast with associated equipment compound.

**Public Participants:** None

**Additional Representations:** None

**Comment:** NB: Cllr R Frampton was not present for the consideration of this item.

**Decision:** Planning Consent

**Conditions:** As per report (Item B28)

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### Application: 73858
**Details:** Land rear of Paddocks and adjacent Butts Ash Croft, Butts Ash Lane, Hythe – erect two dwellings with access onto Butts Ash Lane

**Public Participants:** None

**Additional Representations:** None

**Comment:** None

**Decision:** Planning Consent

**Conditions:** As per report (Item B29)
Application: 73865
Details: St Francis, All Saints Road, Lymington – 2 storey addition and dormers to form rooms in roof.
Public Participants: None
Additional Representations: None
Comment: None
Decision: Planning Consent
Conditions: As per report (Item B30)

Application: 73867
Details: DSI Limited, The Square, Fawley – 2 storey rear additions (including staircase) and part change of use of ground floor to create 2 additional flats; extension of car parking area.
Public Participants: Mr Burn (Applicant)
Additional Representations: None
Comment: None
Decision: Refused
Refusal Reasons: As per report (Item 31)

Application: 73894
Details: Land at rear Autumn Lodge, North Road, Dibden Purlieu, Hythe – erection of dwelling and garage with access from Cleveland Road.
Public Participants: Mr Burgess (Applicant)
Additional Representations: None
Comment: None
Decision: Planning Consent
Conditions: As per report (Item B32)
<table>
<thead>
<tr>
<th>Application:</th>
<th>73895</th>
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<tbody>
<tr>
<td>Details:</td>
<td>Laurel Cottage, 9 Oak Road, Dibden Purlieu, Hythe – erect two detached dwellings with detached double garages and new access (demolish existing dwelling).</td>
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<tr>
<td>Public Participants:</td>
<td>Mr Joyner (Applicant)</td>
</tr>
<tr>
<td>Additional Representations:</td>
<td>None</td>
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<tr>
<td>Comment:</td>
<td>None</td>
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<tr>
<td>Decision:</td>
<td>Planning Consent</td>
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<tr>
<td>Conditions:</td>
<td>As per report (Item B33)</td>
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<thead>
<tr>
<th>Application:</th>
<th>73897</th>
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<tbody>
<tr>
<td>Details:</td>
<td>Barberry House, Wildground Lane, Hythe – variation of condition 2 on planning permission 70213 to allow an emergency escape window (retrospective).</td>
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<tr>
<td>Public Participants:</td>
<td>None</td>
</tr>
<tr>
<td>Additional Representations:</td>
<td>None</td>
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<tr>
<td>Comment:</td>
<td>Cllr Mrs Gradidge asked that it be recorded that she voted against the decision.</td>
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<tr>
<td>Decision:</td>
<td>Planning Consent</td>
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<tr>
<td>Conditions:</td>
<td>As per report (Item B34)</td>
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<table>
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<tr>
<th>Application:</th>
<th>73913</th>
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<tbody>
<tr>
<td>Details:</td>
<td>The Orchard, Fletchwood Lane, Netley Marsh – detached double garage.</td>
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<tr>
<td>Public Participants:</td>
<td>None</td>
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<tr>
<td>Additional Representations:</td>
<td>None</td>
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<tr>
<td>Comment:</td>
<td>Cllr Scott asked that it be recorded that he voted against the decision.</td>
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<tr>
<td>Decision:</td>
<td>Refused</td>
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<tr>
<td>Refusal Reasons:</td>
<td>As per report (Item B35)</td>
</tr>
</tbody>
</table>
### Application: 73921

**Details:** Everley, Bartley Road, Woodlands, Netley Marsh – dormer window with balcony to rear, chimney stack.

**Public Participants:** Mr Robertson (Objector)

**Additional Representations:** None

**Comment:** The Officer’s recommendation was changed to one of planning consent following the withdrawal of the garage element of the proposals by letter dated 11 March 2002.

**Decision:** Planning Consent

**Conditions:**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

### Application: 73922

**Details:** 6 Butts Ash Avenue, Hythe – raise roof and install dormers to accommodate additional rooms; balcony to rear.

**Public Participants:** None

**Additional Representations:** None

**Comment:** The Committee were concerned that the balcony may allow opportunity for undue overlooking of neighbouring properties.

**Decision:** Director of Environment Services authorised to grant consent.

**Agreements/Negotiations/Conditions:**
- Upon the submission of amended plans which delete the proposed balcony, with the imposition of the conditions set out in the report (Item B37).
<table>
<thead>
<tr>
<th>Application:</th>
<th>73926</th>
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<tbody>
<tr>
<td>Details:</td>
<td>Wistaria, 32 St Thomas Street, Lymington – change of use to residential.</td>
</tr>
<tr>
<td>Public Participants:</td>
<td>None</td>
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<tr>
<td>Additional Representations:</td>
<td>None</td>
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<tr>
<td>Comment:</td>
<td>The Officer’s recommendation was amended with revised wording for the reason for refusal, which was displayed at the meeting. The Committee considered that the character of the building had remained that of essentially a private residence, notwithstanding that it had been used for some years as a doctor’s surgery. On this basis they felt that its conversion back to a private dwelling was acceptable. The decision in respect of this application was contrary to the provisions of the Statutory Development Plan.</td>
</tr>
<tr>
<td>Decision:</td>
<td>Planning Consent</td>
</tr>
<tr>
<td>Conditions:</td>
<td>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.</td>
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<thead>
<tr>
<th>Application:</th>
<th>73942</th>
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<tbody>
<tr>
<td>Details:</td>
<td>Land adjoining Knowle Lodge, Forest Park Road, Brockenhurst – erection of detached dwelling and create new access.</td>
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<tr>
<td>Public Participants:</td>
<td>Mr Harley and Mr Teed (Objectors) Mr Robertson (Supporter)</td>
</tr>
<tr>
<td>Additional Representations:</td>
<td>3 additional letters of objection from 1 neighbour and 2 additional letters of objection from a further neighbour. 3 other additional letters of objection from separate individuals.</td>
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<tr>
<td>Comment:</td>
<td>The Committee considered that the proposal for the new dwelling had been brought forward without any of the essential context of proposed development on the rest of the site, such as the provision of a garage; and further considered that the proposed dwelling was too large for the site.</td>
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<tr>
<td>Decision:</td>
<td>Refused</td>
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</table>
Refusal Reasons: The proposed dwelling, by virtue of its size and its siting, would adversely affect the character of the area and the amenities of an adjacent property (The Barn House), and would therefore be contrary to policy DW-E1 of the adopted New Forest Local Plan.

There is insufficient information submitted with the application to enable the Local Planning Authority to determine the precise relationship with the remaining part of Knowle Lodge, and it is therefore not possible to establish that its relationship with the proposed development would be acceptable.

Application: 73959
Details: 63 Brookley Road, Brockenhurst – erection of porch, conservatory, boundary wall and fencing 1.8m high.
Public Participants: Mrs McGreggor (Objector)
Additional Representations: None
Comment: None
Decision: Refused
Refusal Reasons: As per report (Item B40)

(b) That the Council’s policy on extensions to nursing homes in the New Forest Heritage Area be further discussed and reviewed through the medium of the forthcoming debate on the District Local Plan First Alteration.

(c) That a special joint meeting be held with the Housing, Health and Social Exclusion Review Panel to discuss the Council’s policies for the provision of affordable housing within developments, and in particular the basis for calculation for the provision and whether this is leading to a lower quality environment for the residents on affordable housing schemes compared to those in open market housing.

72. CORNER OF CANON STREET, LYMINGTON (REPORT C).

The Committee considered the history behind allegations that the County Council had constructed the new public library at the corner of Canon Street, Lymington in a manner which did not comply with the approved plans. They noted that investigations had established that the County Council had granted consent for amended plans and for approval of details, and the library building had been constructed in accordance with the approved plans, as amended.
RESOLVED:

(a) That no further action be taken in respect of the alleged breach of planning control on the basis that the Council is satisfied that the library has been constructed in accordance with the approved plans, as amended, and the County Council and local residents be advised of this decision;

(b) That the County Council be requested to consult this Council on amended plans, and the discharge of planning conditions, on planning applications for their own developments; and

(c) That the County Council be encouraged to continue to negotiate to seek a mutually acceptable scheme of mitigation measures, to include landscaping, in consultation with the affected neighbours.

73. AMPRESS WORKS SOUTHAMPTON ROAD LYMINGTON (APPLICATION 73046) (REPORT D).

The Committee was advised that negotiations had been successfully concluded for the level of contribution to be made towards the provision of off-site highway works.

RESOLVED:

That the revised package for the provision of off-site transportation be accepted and be secured by the completion of a unilateral undertaking prior to the grant of outline planning consent.

74. PRESENTATION OF APPLICATIONS AT THE PLANNING DEVELOPMENT CONTROL COMMITTEE (REPORT E).

The Committee discussed their operating arrangements to ensure that they did not give the impression that items for which there were no public speakers, and on which Councillors wished to raise no debate or questions, were not properly considered. It was agreed that the Chairman would allow more time to elapse between calling an application and asking if the recommendation was agreed. In this time the Officers would display an overhead of the proposal as well showing a picture of the site, but would only explain the scheme if requested to do so.

RESOLVED:

That the revised operating procedures be adopted.

CHAIRMAN

(PC130302)