

10 FEBRUARY 2016

NEW FOREST DISTRICT COUNCIL

PLANNING DEVELOPMENT CONTROL COMMITTEE

Minutes of a meeting of the Planning Development Control Committee held in the Council Chamber, Appletree Court, Lyndhurst on Wednesday, 10 February 2016

- * Cllr Mrs D E Andrews (Chairman)
- * Cllr Mrs C V Ward (Vice-Chairman)

Councillors:

- * P J Armstrong
- * Mrs S M Bennison
- * Mrs F Carpenter
- * A H G Davis
- * R L Frampton
- * L E Harris
- * D Harrison
- * Mrs A J Hoare
- * Mrs M D Holding

Councillors:

- * J M Olliff-Cooper
- * A K Penson
- W S Rippon-Swaine
- Mrs A M Rostand
- * Miss A Sevier
- * M H Thierry
- * R A Wappet
- * M L White
- * Mrs P A Wyeth

*Present

In attendance:

Councillor:

E J Heron (for application 15/11358)

Officers Attending:

T Barnett, S Clothier, Miss J Debnam, C Elliott, Mrs C Eyles, Ms L Faukes, D Groom and A Kinghorn

Apologies:

Apologies for absence were received from Cllrs Rippon-Swaine and Rostand.

33 MINUTES

RESOLVED:

That the minutes of the meeting held on 13 January 2016 be signed by the Chairman as a correct record.

34 DECLARATIONS OF INTEREST

Cllr Armstrong disclosed a non-pecuniary interest in application 15/11735 as a member of Hythe and Dibden Parish Council which had commented on the application.

Cllr Frampton disclosed a non-pecuniary interest in application 15/11774 as a member of Bransgore Parish Council which had commented on the application.

Cllr Olliff-Cooper disclosed a common law interest in application 15/11619 as he was a close associate of both the applicant and one of the neighbouring objectors.

Cllr Penson disclosed a non-pecuniary interest in applications 15/11451, 15/11579, 15/11619, 15/11630, 15/11652 and 15/11725 as a member of Lymington and Pennington Town Council which had commented on the applications. He disclosed a further Disclosable Pecuniary Interest in application 15/11619 as the owner of an immediately adjacent property.

Cllr Thierry disclosed a non-pecuniary interest in application 15/11654 as a member of Ringwood Town Council which had commented on the application.

Cllr Wappet disclosed a non-pecuniary interest in application 15/11057 as a member of Fawley Parish Council which had commented on the application.

Cllr White disclosed a non-pecuniary interest in applications 15/11451, 15/11579, 15/11619, 15/11630, 15/11652 and 15/11725 as a member of Lymington and Pennington Town Council which had commented on the applications. He disclosed a further common law interest in application 15/11619 as he was a close associate of both the applicant and one of the neighbouring objectors.

35 PLANNING APPLICATIONS FOR COMMITTEE DECISION

- a Field rear of Paddock Close, Dark Lane, Hinton St Michael, Bransgore (Application 15/11774)

Details: Animal shelter

Public Participants: Mr Lloyd - Objector

Additional Representations: None

Comment: Cllr Frampton disclosed a non-pecuniary interest as a member of Bransgore 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.

The Committee considered that, even though the proposal had a relatively low profile it was nonetheless a substantial building, close to the site boundary and would consequently be visually intrusive when viewed from the neighbouring property. In addition, the Committee noted that the consent was for a livestock building that could be used more intensively than currently proposed. Insufficient information had been provided to demonstrate that the drainage arrangements from the

building could adequately control effluent and surface water run-off from such a use. The Committee concluded that run-off, noise, smells and flies from an intensive livestock enterprise could adversely affect the neighbouring property to an unacceptable degree.

Decision: Refused.

Refusal reasons: The proposal animal shelter, due to its overall size and its position close to the boundary of the site, would be visually intrusive in its countryside setting and there would be potential for unneighbourly noise and odour particularly due to the potential for an alternative more intensive agricultural use of the shelter. Furthermore, insufficient information has been provided to demonstrate that there would be acceptable arrangements in place to deal with future drainage and effluent run off. Overall there would, as a result, be an unacceptable impact on the reasonable amenity of the adjoining neighbouring property contrary to Policy CS2 and DM22 of the Local Plan for the New Forest outside of the National Park (Core Strategy and Part 2: Sites and Development Management).

b Fawley Power Station, Fawley Road, Fawley (Application 15/11057)

Details: Hazardous substance consent revocation

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: (a) That Hazardous Substances Consent 92/93493 be revoked;

(b) That the Executive Head of Economy, Housing and Planning authorised to prepare a Revocation Order under Section 4(2)(c) of the Planning (Hazardous Substances) Act 1990 for the Secretary of State to confirm; and

(c) That in making the Order, interested parties to be notified in line with the requirements of the Act.

- c** Five Ways, 42 Albert Road, New Milton (Application 15/11305)
- Details:** Reconstruction to create two-storey building for use as care home; access alterations; parking
- Public Participants:** None
- Additional Representations:** None
- Comment:** None
- Decision:** Planning consent
- Conditions:** As per report (Item 3(c)).
- d** Church View, Mill End, Damerham (Application 15/11358)
- Details:** Two-storey dwelling; demolition of existing
- Public Participants:** None
- Additional Representations:** None
- Comment:** Cllr E J Heron addressed the Committee to support the application.
- Decision:** Planning consent
- Conditions:** As per report (Item 3(d)).
- e** 28 Flushards, Lymington (Application 15/11451)
- Details:** Single-storey front and rear extension; front balcony; two-storey side extension; roof lights; new access
- Public Participants:** Mr Stone - Applicant
- Additional Representations:** None
- Comment:** Cllrs Penson and White disclosed non-pecuniary interests as members of Lymington and Pennington 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: Refused

Refusal Reasons: As per report (Item 3(e)).

f 85 Queen Katherine Road, Lymington (Application 15/11579)

Details: Two-storey side extension; single-storey rear extension

Public Participants: Miss Halls - Applicant

Additional Representations: None

Comment: Cllrs Penson and White disclosed non-pecuniary interests as members of Lymington and Pennington 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: Refused

Refusal Reasons: As per report (Item 3(f)).

g Monks Pool, 22 Waterford Lane, Lymington (Application 15/11619)

Details: First-floor front extension; single-storey side extension; use of garage as living accommodation; balcony; roof alterations; fenestration alterations

Public Participants: Mr Kalis – Applicant
Mr Cottrell - Objector

Additional Representations: None

Comment: Cllrs Penson and White disclosed non-pecuniary interests as members of Lymington and Pennington Town Council which had commented on the application.

Cllr Penson also disclosed a Disclosable Pecuniary Interest as the owner of an adjacent property. He left the meeting for the consideration and voting.

Cllrs Olliff-Cooper and White disclosed common law interests on the grounds that they were close associates of both the applicant and an objector. They concluded that there was a danger that they could be perceived to be biased and consequently took no part in the consideration and abstained from voting.

Decision: Planning consent

Conditions: As per report (Item 3(g)).

h Misty Reach, Queen Katherine Road, Lymington (Application 15/11630)

Details: Two-storey side and rear extensions; rear dormer in association with new second floor; fenestration alterations; roof lights

Public Participants: Mr Bradford – Applicant’s representative
Mr Bryer – Objector’s Agent

Additional Representations: None

Comment: Cllrs Penson and White disclosed non-pecuniary interests as members of Lymington and Pennington 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 3(h)).

i Land of Lower Pennington Lane, Lymington (Application 15/11652)

Details: Bungalow; access

Public Participants: Ms Harris – Applicant’s Agent

Additional Representations: The Ecologist raised no objection, subject to the imposition of a condition.

Comment: Cllrs Penson and White disclosed non-pecuniary interests as Members of Lymington and Pennington 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: Refused
Refusal Reasons: As per report (Item 3(i)).

j Land at Meadow View, The Bickerley, Ringwood (Application 15/11654)

Details: House; access

Public Participants: None

Additional Representations: None

Comment: Cllr Thierry disclosed a non-pecuniary interest as a member of Ringwood 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.

The officer's recommendation was amended to "Executive Head of Economy, Housing and Planning authorised to refuse consent subject to no further substantive comments being received by the expiration of the statutory publicity period on 17 February 2016". Reason for refusal 3 was amended by the insertions of the word "of" after appearance in line 2; and Policy DM2 changed to refer to policy DM1

Decision: Executive Head of Economy, Housing and Planning authorised to refuse consent subject to no further substantive comments being received by the expiration of the statutory publicity period on 17 February 2016

Refusal Reasons: As per report (Item 3(j) with Reason for refusal 3 was amended by the insertions of the word "of" after appearance in line 2; and Policy DM2 changed to refer to policy DM1.

k Little Orchard, 28 Compton Road, New Milton (Application 15/11675)

Details: House; alterations to existing dwelling; access alterations

Public Participants: Mr Henderson – Applicant's Agent

Additional Representations: None

Comment: None

Decision: Planning consent

Conditions: As per report (Item 3(k)).

l 25-27 Provost Street, Fordingbridge (Application 15/11689)

Details: House; access; parking; bin store; shed; demolition of extensions to 25 and 27 Provost Street; porch canopy

Public Participants: Mr Shering – Applicant

Additional Representations: None

Comment: None

Decision: Refuse

Refusal Reasons: As per report (Item 3(l)).

m Land rear of 29 South Street, Pennington, Lymington (Application 15/11725)

Details: Bungalow; access and parking

Public Participants: Mr Hurst – Applicant
Mr Hull - Applicant's Agent

Additional Representations: 2 additional letters of support on the grounds of improvement to the character of the area
1 additional letter from the applicant in support of the application

Comment: Cllrs Penson and White disclosed non-pecuniary interests as members of Lymington and Pennington 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.

The Committee concluded that this was a one-off development opportunity that would provide a smaller dwelling that would be a welcome addition of the mix of housing stock. The plot was modest in size but could provide adequate living conditions and parking arrangements. The planned improvement to the road access serving this plot, 3 other dwellings and the builder's yard to the rear also weighed in favour

of granting consent, as did the expected improvement to the overall character and appearance of the area. The Committee did not consider that this application would generate opportunities for further backland development in this area that would erode its character and pattern of development.

Decision: Executive Head Economy, Housing and Planning authorised to grant planning consent.

Conditions/Agreements/Negotiations: Upon the completion of an agreement pursuant to S 106 of the Town and Country Planning Act 1990 to secure affordable housing contributions and with the imposition of such conditions as he deems appropriate, to include the removal of permitted development rights.

n Land adjacent Autumn Lodge, North Road, Dibden Purlieu, Hythe (Application 15/11735)

Details: 2 detached houses; access; parking

Public Participants: None

Additional Representations: None

Comment: Cllr Armstrong 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.

Decision: Planning consent

Conditions: As per report (Item 3(n)).

CHAIRMAN