

9 MARCH 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, 9 March 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

Officers Attending:

S Clothier, Miss J Debnam, C Elliott, Mrs C Eyles, Mrs J Garrity, D Groom, A Kinghorn and D Willis

Apologies:

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

36 MINUTES

RESOLVED:

That the minutes of the meeting held on 10 February 2016 be signed by the Chairman as a correct record.

37 DECLARATIONS OF INTEREST

Cllr Armstrong disclosed a non-pecuniary interest in applications 15/10039, 15/11450, 15/11798 and 16/10022 as a member of Hythe and Dibden Parish Council which had commented on the applications.

Cllr Wappet disclosed a non-pecuniary interest in application 15/11733 as a member of Fawley Parish Council which had commented on the application.

Cllr C Ward disclosed a non pecuniary interest in application 15/11742 as a Hampshire County Council appointee to the Partnership Board for the Children's Centre that currently operated on this site. As she had also been involved in previous discussions about the future of the Eaglewood School she concluded that there was a danger that she could be perceived to be subject to bias and pre-determination. She consequently took no part in the debate and did not vote.

38 PLANNING APPLICATIONS FOR COMMITTEE DECISION

- a** 59 Station Road, New Milton (Application 15/10032)
- | | |
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| Details: | Second and three storey extensions to create 10 flats; parking |
| Public Participants: | None |
| Additional Representations: | None |
| Comment: | The recommendation was amended by the deletion of paragraph (iii), which required the pre-submission of details of the spring loaded plates proposed on the Ashley Road entrance. This matter would now be dealt with by condition. |
| Decision: | Executive Head for Economy, Housing and Planning authorised to grant planning consent |
| Conditions/Agreements/Negotiations: | As per report (Item 3(a)) with the deletion of paragraph (iii), which required the pre-submission of details of the spring loaded plates proposed on the Ashley Road entrance. |
| Refusal Reasons: | As per report (Item 3(a)). |
- b** Land adjacent 1 Dukeswood Drive, Dibden Purlieu, Hythe (Application 15/10039)
- | | |
|------------------------------------|--|
| Details: | Detached house |
| Public Participants: | None |
| Additional Representations: | The Highways Engineer raised no objection, subject to the imposition of a condition. |
| 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. |

The recommendation was amended with revised wording to condition 5 and 6, and the addition of the condition requested by the Highways Engineer, as circulated in the update prior to the meeting.

Decision:

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

**Conditions/
Agreements/
Negotiations:**

As per report (Item 3(b))with additional condition:

11. Before use of the development is commenced provision for cycle storage shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site cycle parking provision for the approved development in accordance with Policies CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

In addition, the following conditions were reworded to ensure that the landscaped belt was adequately protected:

5. 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:

- 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;
- 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 all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar

size or species, unless the Local Planning Authority gives written consent to any variation.

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 Local Plan for the New Forest District outside the National Park (Core Strategy).

6. No buildings, structures, fencing or other hardstanding shall be erected or installed within the landscaped feature as shown on Drawing No ADP/1424/P/100 Rev B unless otherwise agreed by the Local Planning Authority.

Reason: This area of land provides an important landscaped feature and buffer at the entrance to Dukeswood Drive and Partridge Road, and it is important to ensure that the landscaping and tree planting is not further removed and replaced with buildings, hardstanding, and additional garden areas in the future in accordance with Policy DW-E12 of the adopted New Forest District Local Plan First Alteration and CS2 of the Core Strategy for the New Forest outside the National Park.

Refusal reasons: As per report(item 3 (b))

- c** 1 Cumberland Way, Dibden, Hythe (Application 15/11450)
- Details:** Two-storey side extension; access alterations
- Public Participants:** Mr Bradford – Applicant’s Agent
Mrs Blake – Objector.
- 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(c)).

- d** 80 Lower Buckland Road, Lymington (Application 15/11465)
- Details:** Shed
- Public Participants:** None
- Additional Representations:** None
- Comment:** None
- Decision:** Planning consent
- Conditions:** As per report (Item 3(d)).
- e** Karmma Heights, The Square, Fawley (Application 15/11733)
- Details:** Use ground floor as 2 flats; associated alterations
- 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:** Planning consent
- Conditions:** As per report (Item 3(e)).
- f** Tanatside, Ridgeway Lane, Lymington (Application 15/11734)
- Details:** Roof alterations to extend first floor to include; front and side gable ends; front and rear dormers; rooflights
- Public Participants:** Mr Law – Applicant
Mr Brewer – Applicant’s Agent
- Additional Representations:** None
- Comment:** The Committee considered that there was no need for the windows on the rear (north) first floor elevation to be required to be obscure glazed and fixed shut.

- Decision:** Planning consent
- Conditions:** As per report (Item 3(f)), with condition 3 amended by the deletion of the words “north and” prior to “east elevation” in the first line
- g** Land rear of Elgin House, Roman Road, Dibden Purlieu, Hythe (Application 15/11798)
- Details:** House; parking
- Public Participants:** Mr Weaver – Applicant’s Agent.
- Additional Representations:** The Highways Engineer raised no objection in respect of amended plans, subject to the imposition of conditions.
- 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.
- The Committee was advised that the requisite S106 Agreement had been completed and the recommendation was amended to the granting of planning consent. In addition, 2 additional conditions were proposed, at the request of the Highways Engineer, as set out in the update circulated prior to the meeting.
- Decision:** Planning consent
- Conditions:** As per report (Item 3(g)) with the following additional conditions:
8. Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.
- Reason: To ensure adequate on-site car parking provision for the approved development, in accordance with policy CS2 of the Core Strategy of the New Forest District outside the National Park.

9. No development shall start on site until plans and particulars showing details of the provision of cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate provision for the approved development, in accordance with policy CS2 of the Core Strategy of the New Forest District outside the National Park

h Phoenix Youth Centre, Culver Road, New Milton (Application 15/11742)

Details: Temporary school building

Public Participants: Dr Horswell – Applicant’s representative
Town Cllrs Schooling and Reid – New Milton Town Council.

Additional Representations: None

Comment: Cllr C Ward disclosed a non pecuniary interest as a Hampshire County Council appointee to the Partnership Board for the Children’s Centre that currently operated on this site. As she had also been involved in previous discussions about the future of the Eaglewood School she concluded that there was a danger that she could be perceived to be subject to bias and pre-determination. She consequently took no part in the debate and did not vote.

The Committee considered that, while the Highways Engineer raised no objection to the proposal, there were grounds for concern about the potential for traffic to this site to cause unacceptable congestion in Culver Road, which it was accepted was narrow. An essential element in preventing displaced congestion from the site would be to ensure that the access was widened before any other development took place.

- Decision:** Temporary Planning consent
- Conditions:** As per report (Item 3(h)) with Condition 5 reworded as follows:
5. Before use of the development is commenced the access shall be widened and provision for turning to enable vehicles to enter and leave in a forward gear shall have been provided within the site in accordance with the approved plans and shall be retained thereafter.
- Reason: In the interest of highway safety, in accordance with Policy CS2 of the Core Strategy of the New Forest District Local Plan First Alteration.
- i 29 Fairview Drive, Hythe (Application 16/10022)
- Details:** Single-storey rear extension; raised decking; fenestration alterations and handrail to side elevation; access alterations to No 29; two bungalows; access; parking
- Public Participants:** Mr Royston-Airey - Applicant
- Additional Representations:** 1 additional objection, in the same terms as set out in the report.
- 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:** Executive Head of Economy, Housing and Planning authorised to grant planning consent.
- Conditions/Agreements/Negotiations:** As per report (Item 3(i)).
- Refusal Reasons:** As per report (Item 3(i)).

CHAIRMAN