

13 APRIL 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, 13 April 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:**

Ms L C Ford

**Officers Attending:**

T Barnett, S Clothier, Miss J Debnam, C Elliott, Mrs C Eyles, D Groom, A Kinghorn, and for part of the meeting P Jaworek, W Lever (New Forest National Park Authority), R Payne, Ms M Ritchie, E Vandyck and G Worsley

**Apologies:**

Apologies for absence were received from Cllrs Bennison, Hoare, Holding, Olliff-Cooper, Sevier and White.

**39 MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 9 March 2016 be signed by the Chairman as a correct record.

**40 DECLARATIONS OF INTEREST**

Cllr Penson disclosed a non-pecuniary interest in applications 16/10136 and 16/10206 as a member of Lymington and Pennington Town Council which had commented on the applications.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in applications 15/11720, 15/11745 and 16/10290 as a member of Ringwood Town Council which had commented on the applications.

Cllr Rostand disclosed a non-pecuniary interest in applications 16/10136 and 16/10206 as a member of Lymington and Pennington Town Council which had commented on the applications.

Cllr Thierry disclosed a non-pecuniary interest in applications 15/11720, 15/11745 and 16/10290 as a member of Ringwood Town Council which had commented on the applications.

Ms Ritchie disclosed a pecuniary interest in respect of application 16/10136 as she was the applicant.

#### 41 PLANNING APPLICATIONS FOR COMMITTEE DECISION

##### a Spring Hill Farm, Bleak Hill, Ellingham, Harbridge & Ibsley (Application 15/11126)

**Details:** Use of barn as a residential dwelling

This application was withdrawn by the applicants by letter dated 12 April 2016.

##### b 33 Albert Road, New Milton (Application 15/11405)

**Details:** Use as swimming tuition business; retractable pool cover; garage extension; parking

**Public Participants:** Mrs Bryant – Applicant.  
Town Cllr Reid – New Milton Town Council.

**Additional Representations:** None

**Comment:** The Committee requested that an additional condition be imposed to require the provision and maintenance of suitable landscaping.

**Decision:** Planning consent

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

15 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) a specification for new planting (species, size, spacing and location);
- (b) areas for hard surfacing and the materials to be used;

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

- c 100 High Street, Milford-on-Sea (Application 15/11682)**
- Details:** Use of ground floor shop as flat; elevational alterations
- Public Participants:** Ms McDaniel - Objector
- Additional Representations:** None
- Comment:** None
- Decision:** Refused
- Refusal Reasons:** As per report (Item 3(c)).

- d Plot 7, Forest Gate, Yeoman Road, Ringwood (Application 15/11720)**
- Details:** New access and roundabout; construct buildings for industrial, storage and business use (Use Class B1, B2 and B8) (Details of appearance, layout, scale and access for Plot 7 of development granted by Outline Permission 11/97377)
- Public Participants:** Mr Parke – Applicant’s Agent  
Town Cllr Ward – Ringwood Town Council
- Additional Representations:** None
- Comment:** Cllrs Rippon-Swaine and Thierry 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:** Planning consent  
**Conditions:** As per report (Item 3(d)).

**e Forest Gate Business Park, Wellworthy Way, Ringwood  
 (Application 15/11745)**

**Details:** Retail food store; parking and landscaping

**Public Participants:** Mr Gratton – Applicant’s Agent  
 Town Cllr Treleaven – Ringwood Town Council

**Additional Representations:** 10 further letters of support for the application.

**Comment:** Cllrs Rippon-Swaine and Thierry 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.

In order to secure the transportation measures needed in association with the development, the officer’s recommendation was amended to secure these as a prerequisite to the granting of consent, as circulated in the update published prior to the meeting.

In addition, the Committee noted the concerns being raised by the Town Council that it was already difficult for pedestrians to cross the Christchurch Road in this vicinity and that the proposed store would inevitably attract custom from existing industrial units, that would encourage further pedestrian movements. While the County Council’s current assessment suggested that an uncontrolled crossing would be adequate in this location, the Committee considered that the cumulative effect of all the developments currently underway in this area meant that a controlled crossing was becoming essential and consequently should be considered at this stage. It was noted that the applicant had no objection to part of their transportation contribution being used for that purpose.

**Decision:** (a) That the Executive Head of Economy, Housing and Planning be authorised to grant planning consent

- (b) That the Executive Head of Economy Housing and Planning write to the County Council to urge them to use part of the developer's transportation contribution for the provision of a controlled crossing to serve this site, even as an exception to the current policy evaluation.

**Conditions/  
Agreements/  
Negotiations:**

Subject to:

the completion, by the 30th July 2016, of a planning obligation entered into by way of an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure the Travel Plan and associated set-up and monitoring fees and bond; and to secure the following off-site transport mitigation measures and works:

- the Junction improvements at Christchurch Road/Castleman Way/Bickerley Road roundabout;
- Improve signage of pedestrian and cycle routes within Ringwood;
- Uncontrolled Crossing at junction of Christchurch Road and access to Millstream Trading Estate; and
- Improvement to existing pedestrian crossing facilities at Christchurch Road/Castleman Way/Bickerley Road roundabout.

And the imposition of the conditions set out in the report.

---

<b>f</b>	<b>7 Newlands Manor, Everton, Milford-on-Sea (Application 16/10003)</b>	
	<b>Details:</b>	Alterations to create first floor including windows and rooflights; window to No 11
	<b>Public Participants:</b>	Mr Halliwell – Applicant Mr Fitzgerald – Applicant's Agent
	<b>Additional Representations:</b>	None
	<b>Comment:</b>	None
	<b>Decision:</b>	Refused
	<b>Refusal Reasons:</b>	As per report (Item 3(f)).

---

<b>g</b>	<b>7 Newlands Manor, Everton, Milford-on-Sea (Application 16/10004)</b>
<b>Details:</b>	Alterations to create first floor windows and rooflights; flat lead roof; replace windows; new windows; block window; remove stud walls; insert stair case; window to No 11 (Application for Listed Building Consent)
<b>Public Participants:</b>	Mr Halliwell – Applicant Mr Fitzgerald – Applicant’s Agent
<b>Additional Representations:</b>	None
<b>Comment:</b>	None
<b>Decision:</b>	Listed building consent refused
<b>Refusal Reasons:</b>	As per report (Item 3(g)).

---

<b>h</b>	<b>Land of Inchmery, Queen Katherine Road, Lymington (Application 16/10052)</b>
<b>Details:</b>	Attached house
	This application was withdrawn by the applicants by letter dated 11 April 2016.

---

<b>i</b>	<b>232 Gore Road, New Milton (Application 16/10121)</b>
<b>Details:</b>	Outbuilding for use as ancillary living accommodation
<b>Public Participants:</b>	Town Cllr Reid – New Milton Town Council
<b>Additional Representations:</b>	None
<b>Comment:</b>	The officer’s recommendation was amended by the addition of a condition that the outbuilding could not be used as a separate unit of accommodation, as published in the update prior to the meeting.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(i)) with additional condition: <ol style="list-style-type: none"> <li>4. The development hereby approved shall only be used in conjunction with the main dwelling house and at no time shall a separate dwelling be created unless otherwise formally agreed in writing by the</li> </ol>

Local Planning Authority.

Reason: To avoid the creation of an additional dwelling on this site in the countryside, contrary to policy DM20 of the Local Plan Part 2 Sites and Development Management Development Plan.

- j 10 Lodge Road, Pennington, Lymington (Application 16/10136)**
- Details:** Roof alterations; front and rear dormers in association with new first floor; rooflights; two-storey side extension; single-storey rear extension
- Public Participants:** None
- Additional Representations:** None
- Comment:** Cllrs Penson and Rostand 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.
- Ms Ritchie disclosed a pecuniary interest as the applicant. She remained in the meeting room, but did not speak.
- Decision:** Planning consent
- Conditions:** As per report (Item 3(j)).

- k 14 Beresford Road, Pennington, Lymington (Application 16/10206)**
- Details:** Single-storey side and rear extension; fenestration alterations
- Public Participants:** None
- Additional Representations:** None
- Comment:** Cllrs Penson and Rostand 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(k)).

**I Land at Forest Gate (Former Wellworthy Site), Yeoman Road, Ringwood (Application 16/10290)**

**Details:** Building for offices and warehouse (Use Class B1 and B8); parking; landscaping cycle shelters; bin store (Details of appearance; landscaping; layout; scale and access; development granted by Outline Permission 11/97377) not achieving the required BREEAM standard (energy efficiency of design) (Reserved Matters)

**Public Participants:** None

**Additional Representations:** Ringwood Town Council supported the application.

Additional letter from the applicant suggesting additional energy savings measures should be installed instead of meeting the cost of obtaining BREEAM certification.

**Comment:** Cllrs Rippon-Swaine and Thierry 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.

Members considered it was acceptable to install additional energy saving measures, such as the proposed installation of solar pv panels, but considered it was essential that this alternative was secured by condition. (Please note: covered by Condition 7)

**Decision:** Planning consent  
**Conditions:** As per report (Item 3(l)).

CHAIRMAN