

8 JUNE 2016

NEW FOREST DISTRICT COUNCIL

PLANNING DEVELOPMENT CONTROL COMMITTEE

Minutes of a meeting of the Planning Development Control Committee held in the the Council Chamber, Appletree Court, Lyndhurst on Wednesday, 8 June 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:
G C Beck

Officers Attending:

S Clothier, Miss J Debnam, C Elliott, Mrs C Eyles, Mrs A Wilson, Ms J Colclough, Mrs R Higgins, D Willis and G Worsley

Apologies

Apologies for absence were received from Cllrs Rostand and White.

3 MINUTES

RESOLVED:

That the minutes of the meetings held on 11 May and 16 May 2016 be signed by the Chairman as correct records.

4 DECLARATIONS OF INTEREST

Cllr Armstrong disclosed a non-pecuniary interest in application 16/10450 as a member of Hythe and Dibden Parish Council which had commented on the application. He disclosed a further, pecuniary, interest as his property was close to the application site and would be affected. He had also written to the County Council, the determining authority, with his comments. He left the meeting during the consideration and voting on this item.

Cllr Beck disclosed a non-pecuniary interest in application 16/10476 as a member of New Milton Town Council which had commented on the application.

Cllr Frampton disclosed a non-pecuniary interest in application 16/10443 as a member of Bransgore Parish Council which had commented on the application.

Cllr Penson disclosed a non-pecuniary interest in application 16/10358 as a member of Lymington and Pennington Town Council which had commented on the application.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in applications 16/10360 and 16/10364 as a member of Ringwood Town Council which had commented on the applications. He disclosed a further interest in application 16/10360 on the grounds that he knew the applicant. He concluded that the degree of acquaintance was sufficient to create the impression of bias and consequently constituted grounds under common law to prevent him from taking part in the determination. He left the meeting for the consideration and voting.

Cllr Thierry disclosed a non-pecuniary interest in applications 16/10360 and 16/10364 as a member of Ringwood Town Council which had commented on the applications.

5 PLANNING APPLICATIONS FOR COMMITTEE DECISION

- a The Old Railway Station, Woodgreen Road, Breamore (Application 16/10231)**
- | | |
|------------------------------------|--|
| Details: | Use as holiday let |
| Public Participants: | Mr Turner – Breamore Parish Council. |
| Additional Representations: | Additional letter from the applicant stating that the property had been purchased for £110,000 6 years ago and that advice had been taken from commercial property agents before advertising it for £122,000 which was considered to reflect the unusual and historic nature of the building (while expecting to accept a lower offer) |
| Comment: | The Committee considered that it was important to retain employment sites throughout the Forest. This site, close to the A338, had the potential to be attractive to small businesses. Members concluded that the marketing exercise to attract alternative business uses for the site had been inadequate and the case put forward to support the application for the change of use, as an exception to policy, had not been substantiated. |
| Decision: | Refused |

Refusal reasons: The proposed development would result in the loss of an employment use in this viable location, without an adequate marketing exercise to justify its loss, and it has not been clearly demonstrated that the existing building could not be reasonably used for alternative purposes that would be consistent with Local Plan policies. As a result the proposal would be contrary to policy CS21 of the Core Strategy for the New Forest District outside the National Park and policies DM13 and DM24 of the Local Plan Part 2.

b 124 Station Road, Fordingbridge (Application 16/10291)

Details: Two-storey side and rear extension to provide 2 additional flats; bin/cycle stores

Public Participants: Mr Davies – Applicant’s Agent
Mrs Clarkson - Objector

Additional Representations: The Highway Authority raised no objection on the grounds that the shortfall of 1 parking space was insufficient to warrant refusal.

Comment: None

Decision: Refused

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

c 28 Flushards, Lymington (Application 16/10358)

Details: Two-storey side extension with balcony; single-storey rear extension; roof lights; new driveway and access

Public Participants: None

Additional Representations: None

Comment: Cllr Penson disclosed a non-pecuniary interest as a member of Lymington and Pennington 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.

Decision: Planning consent

Conditions: As per report (Item 3(c))

d	6 Highfield Avenue, Ringwood (Application 16/10360)
Details:	Raise ridge height in association with new first floor; two-storey front and rear extensions; solar panels
Public Participants:	Mr Davies – Applicant’s Agent
Additional Representations:	1 additional letter of support from a neighbour.
Comment:	Cllrs Rippon-Swaine and Thierry disclosed non-pecuniary interests as members of Ringwood Town Council which had commented on the application. Cllr Thierry concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote. Cllr Rippon-Swaine disclosed a further interest as he knew the applicant. He concluded that the degree of acquaintance was sufficient to create the impression he could be biased and consequently left the meeting for the consideration and voting.
Decision:	Refused.
Refusal reasons:	As per report (Item 3(d))

e	149 Hightown Road, Ringwood (Application 16/10364)
Details:	2 houses; access; parking; demolition of existing
Public Participants:	None
Additional Representations:	None
Comment:	Cllr Rippon-Swaine 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. Cllr Thierry was not present for the determination of this application.
Decision:	Planning consent.
Conditions:	As per report (Item 3(e))

f 17 Christchurch Bay Road, Barton-on-Sea, New Milton (Application 16/10378)

Details:	Rear conservatory
Public Participants:	Mr McConnell - Applicant
Additional Representations:	None
Comment:	None
Decision:	Planning consent
Conditions:	As per report (Item 3(f))

g Land at Roeshot & Burton, Hinton, Bransgore (Application 16/10443)

Details:	Use of land as Natural Green Space (SANG)
Public Participants:	Mr Meyrick - Applicant
Additional Representations:	The Planning Policy Section concluded that the proposal complied with this Council's policies. Natural England raised no objection in principle, although they had concerns about the lack of information in relation to the value of the land as a SANG. The applicants had submitted a written response to concerns that had been raised. Further details were set out in the update circulated prior to the meeting.
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. Condition 2 was amended to take account of current plans, as set out in the update circulated prior to the meeting.
Decision:	Planning consent.
Conditions:	As per report (Item 3(g)) with condition 2 amended as follows:

2. The development permitted shall be carried out in accordance with the following approved plans: CS:613.05 Rev. A, D2394L.101 Rev. A, D2394L.102 Rev. A, D2394L.103 Rev. A, 0617/CO/1 and 0617/RS/1.

Reason: To ensure satisfactory provision of the development.

h Forest Lodge Home Farm, Fawley Road, Hythe (Application 16/10450)

Details: Extraction of soft sand and sharp sand and gravel, the construction of an improved access onto Fawley Road, the importation of inert materials and restoration of the site to agriculture

Public Participants: Mr Tillyer - Objector (a statement from Mr Tillyer was submitted to the meeting)

Additional Representations: The Environmental Health Officer requested further information about the potential effect of the proposal on air quality; and also suggested the imposition of conditions to control the hours of work and noise levels, as set out in the update circulated prior to the meeting.

Comment: Cllr Armstrong disclosed a non-pecuniary interest as a member of Hythe and Dibden Parish Council which had commented on the application. He disclosed a further, pecuniary, interest on the grounds that he was one of the affected householders. He had also written to the County Council with his comments. He left the meeting for the consideration and voting.

Decision: That no objection be raised, subject to the concerns being raised by the Environmental Health Officer and by Hythe and Dibden Parish Council being addressed, including the imposition of the following suggested conditions.

Conditions:

1. The mineral workings shall not operate other than between the hours of 07:00 to 18:00 hours on Mondays to Fridays; nor Saturdays other than between the hours of 07:00 to 13:00 and not at all on Sundays or Public Holidays.
2. The total noise from operations at the hereby approved site shall not exceed 55dB LAeq 1 hour (free field) at the boundary of noise sensitive premises.

3. The noise level from work such to facilitate essential site preparation, restoration and construction of baffle mounds shall not exceed 70 dB LAeq 1 hour (free field) at the boundary of noise sensitive premises for a period of up to eight weeks in one calendar year.
4. All reversing alarms fitted to vehicles using the site shall be of the 'white noise' type.

i 1 Farm Lane South, Barton-on-Sea, New Milton (Application 16/10476)

Details:	Single-storey side extension; front porch; fenestration alteration
Public Participants:	Mr Peters – Applicant's Agent Mrs Chamberlain – Supporter.
Additional Representations:	None
Comment:	<p>Cllr Beck disclosed a non-pecuniary interest as a member of New Milton 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. He did not have a vote.</p> <p>Cllr Beck addressed the Committee to support the application.</p> <p>The Committee considered that the proposed extension, in a single storey design, would not be out of character with the surrounding pattern of development and would not have any detrimental effect on the amenities enjoyed by the occupiers of neighbouring property owners.</p>
Decision:	Planning consent.
Conditions:	Such conditions as the Service Manager (Planning and Building Control) deems appropriate.

CHAIRMAN