

13 JULY 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 July 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:**

**Councillors:**

Mrs S V Beeton (for application  
16/10322)  
J E Binns

**Councillors:**

M J Kendal (for application  
16/10322)

**Officers Attending:**

C Elliott, Mrs V Baxter, J Bennett, Miss J Debnam, Mrs C Eyles, Mrs J Garrity, D Groom, A Kinghorn and for part of the meeting E Vandyck

**Apologies**

Apologies for absence were received from Cllr Mrs Wyeth.

**6 MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 8 June 2016 be signed by the Chairman as a correct record.

**7 DECLARATIONS OF INTEREST**

Cllr Penson disclosed a non-pecuniary interest in applications 16/10077, 16/10327, 16/10451, 16/10452, 16/10520, 16/10560 and 16/10561 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 15/11069 and 16/10471 as a member of Ringwood Town Council which had commented on the applications.

Cllr Rostand disclosed a non-pecuniary interest in applications 16/10077, 16/10327, 16/10451, 16/10452, 16/10520, 16/10560 and 16/10561 as a member of Lymington and Pennington Town Council which had commented on the applications.

Cllr Thierry disclosed a non-pecuniary interest in applications 15/11069 and 16/10471 as a member of Ringwood Town Council which had commented on the applications.

Cllr White disclosed a non-pecuniary interest in applications 16/10077, 16/10327, 16/10451, 16/10452, 16/10520, 16/10560 and 16/10561 as a member of Lymington and Pennington Town Council which had commented on the applications.

## 8 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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### a 144 Northfield Road, Ringwood (Application 15/11069)

**Details:** Variation of Condition 2 of Planning Permission 11/97730 to allow accommodation for 10 people in care

**Public Participants:** Mrs Knibbs – Objector  
Mrs Bassage – Objector’s representative

**Additional Representations:** Highway Authority – raised no objection following the submission of an amended parking layout, subject to the imposition of conditions.

**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.

The Committee considered that they had insufficient evidence to evaluate the effect of the increase in the number of residents on the character of the area and the amenities of neighbouring residents.

**Decision:** That consideration of this application be deferred to allow further information to be provided about the effect of the increase in the number of residents on the character of the area and the amenities of neighbouring residents.

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<b>b</b>	<b>1 Newbridge Way, Pennington, Lymington (Application 16/10077)</b>
<b>Details:</b>	Single-storey front, side and rear extensions; rooflights
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Penson, Rostand 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.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(b))

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<b>c</b>	<b>Land rear of 102-112 Old Milton Road, New Milton (Application 16/10237)</b>
<b>Details:</b>	Variation of Condition 1 and 2 of Planning Permission 13/10077 to allow continued temporary storage of caravans, camper vans, trailers, boats and vans for a period of 3 years
<b>Public Participants:</b>	Town Cllr Read - New Milton Town Council
<b>Additional Representations:</b>	None
<b>Comment:</b>	The Officer's recommendation was amended by the wording of condition 2 being altered to read "...trailers, boats and <b>one commercial van</b> and for no other purpose...".
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(c)), with condition 2 amended to refer to "...trailers, boats and <b>one commercial van</b> and for no other purpose...".

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<b>d</b>	<b>Recreation Ground, Carrington Lane, Milford-on-Sea (Application 16/10322)</b>
<b>Details:</b>	Tarmac games court; 2 and 3 metre high fencing

<b>Public Participants:</b>	Parish Cllr Whitlock – Applicant Mr Hutchins – Objector Dr Owen - Objector
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Beeton and Kendal addressed the Committee to oppose the application.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(d))

<b>e</b>	<b>22 Elm Avenue, Pennington, Lymington (16/10327)</b>
<b>Details:</b>	Detached garage; flue
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Penson, Rostand 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.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(e))

<b>f</b>	<b>51 High Street, Lymington (Application 16/10451)</b>
<b>Details:</b>	Shopfront alterations
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Penson, Rostand 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.

An amended plan and revised Design and Access Statement had been received but not in time for formal responses to be received from either the Conservation Officer or the Town Council. The Officer's recommendation was therefore changed to defer consideration of this application until comments had been received following re-consultation.

**Decision:** That consideration of this application be deferred to allow the receipt of consultation responses.

**g 51 High Street, Lymington (Application 16/10452)**

**Details:** Display 2 wall-mounted signs; 1 vinyl door sign; 1 fascia sign (Application for Advertisement Consent)

**Public Participants:** None

**Additional Representations:** None

**Comment:** Cllrs Penson, Rostand 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.

An amended plan and revised Design and Access Statement had been received but not in time for formal responses to be received from either the Conservation Officer or the Town Council. The Officer's recommendation was therefore changed to defer consideration of this application until comments had been received following re-consultation.

**Decision:** That consideration of this application be deferred to allow the receipt of consultation responses.

**h 54-56 Station Road, New Milton (Application 16/10462)**

**Details:** Extend side dormer; front; side and rear dormer to create 2 additional flats; window alterations

**Public Participants:** Town Cllr Read – New Milton Town Council

<b>Additional Representations:</b>	1 additional letter from an objector reiterating their previous concerns and, in addition, raising concerns about loss of privacy.
<b>Comment:</b>	None
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(h))

**i 13 Fairlie, Ringwood (Application 16/10471)**

<b>Details:</b>	Raise ridge height to increase first-floor living space; roof lights; roof alterations; dormers; two-storey extension; move main entrance to front; porch; fenestration alterations
<b>Public Participants:</b>	Town Cllr Treleaven – Ringwood Town Council
<b>Additional Representations:</b>	A representation from the occupiers of 20 Fairlie, concerned about overlooking, devaluation of property, trees not screening in autumn/winter months; and not on building line.
<b>Comment:</b>	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.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(i))

**j Mayflower Hotel, Kings Saltern Road, Lymington (Application 16/10520)**

<b>Details:</b>	Display 1 illuminated pole-mounted sign; non-illuminated fascia sign; 1 letter sign; 3 post-mounted signs; 2 canopy signs (Application for Advertisement Consent)
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None

<b>Comment:</b>	Cllrs Penson, Rostand 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.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(j))

**k Site of Golden Hill Cottages, Hare Lane, Hordle (Application 16/10530)**

<b>Details:</b>	Variation of Conditions 3 and 4 of the Planning Permission 13/11416 to allow plan number 13004/PL10 rev P1 to alter landscaping and verge
<b>Public Participants:</b>	Mr Saunders – Objector Parish Cllr Ironside – Hordle Parish Council
<b>Additional Representations:</b>	A written representation from Cllr Carpenter was submitted to the meeting (Cllr Carpenter was not present for the determination of this item)
<b>Comment:</b>	The Officer's recommendation was amended by the addition of 3 conditions.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(k)), with the following additional conditions:  6. Visibility splays of 2.4 metres by 21 metres shall be provided at the junction of the proposed private shared drive with Hare Lane public highway and this visibility splay shall thereafter be kept free of any obstacles over 600mm in height at all times.  Reason: In the interest of highway safety and in accordance with Policies CS1 and CS10 of the Core Strategy for the New Forest District outside the National Park.  7. The drainage shall be maintained in accordance with the details approved by the Council's decision letter of September 3rd 2013.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified under application 98418, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9 of 98418, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10 of 98418, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11 of 98418.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS5 of the Core Strategy for the New Forest District outside the National Park.

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**I 27 Farm Lane South, Barton-on-Sea, New Milton (Application 16/10556)**

**Details:**

Raise roof height; dormers and rooflights in association with new first floor; two-storey rear extension; single-storey side and rear extension; front porch; decking

**Public Participants:**

Mr Henderson – Applicant’s Agent  
Town Cllr Read – New Milton Town Council



<b>Additional Representations:</b>	A written representation from Cllr Carpenter was submitted to the meeting (Cllr Carpenter was not present for the determination of this item). An additional representation from the occupier of 25 Dilly Lane concerned about loss of privacy on the grounds that the new windows would have views into their kitchen/breakfast and living room. An additional letter from the applicant's agent had been circulated to members.
<b>Comment:</b>	None
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	As per report (Item 3(l))

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<b>m</b>	<b>5 Western Road, Lymington (Application 16/10560)</b>
<b>Details:</b>	Replacement roof and cladding; additional windows
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Penson, Rostand 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 considered that, following the submission of amended plans to retain a solid gable at each end of the roof, the proposal now represented an acceptable design solution.
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	Such conditions as the Service Manager for Planning and Building Control deems appropriate.

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- n 27 Queen Elizabeth Avenue, Lymington (Application 16/10561)**
- Details:** Two-storey side and rear extension; pitched roof over front porch and bay
- Public Participants:** None
- Additional Representations:** None
- Comment:** Cllrs Penson, Rostand 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.
- Para 12.1 was corrected in the last line to refer to application ref 16/10200 (not 16/10119)
- The recommendation was subject to no further material comments being received following expiration of consultation period. The consultation period expired on 13 July 2016.
- Decision:** Subject to no further material comments being received following expiration of the consultation period, on 13 July 2016, the Service Manager for Planning and Building Control be authorised to grant planning consent.
- Conditions:** As per report (Item 3(n))

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- o Marl Cottage, Marl Lane, Fordingbridge (Application 16/10594)**
- Details:** Extend outbuilding and alterations to windows and door including Juliet balcony
- Public Participants:** Mr Huggett – Applicant’s Agent
- Additional Representations:** None
- Comment:** None
- Decision:** Refused
- Refusal Reasons:** As per report (Item 3(o))

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<b>p</b>	<b>1 Worthy Road, New Milton (Application 16/10614)</b>
<b>Details:</b>	Single-storey rear extension; front porch; fenestration alteration
<b>Public Participants:</b>	Town Cllr Read – New Milton Town Council
<b>Additional Representations:</b>	None
<b>Comment:</b>	None
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(p))

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<b>q</b>	<b>49 Old Milton Road, New Milton (Application 16/10626)</b>
<b>Details:</b>	Display illuminated fascia sign and non-illuminated window and door signs (Application for Advertisement Consent)
<b>Public Participants:</b>	Town Cllr Read – New Milton Town Council
<b>Additional Representations:</b>	None
<b>Comment:</b>	The Town Council had been re-consulted following the receipt of an amended plan to accord with the proposed shopfront. The recommendation was therefore changed to defer consideration of this application until their comments had been received.
<b>Decision:</b>	That consideration of this application be deferred to allow the receipt of the Town Council's comments following re-consultation.

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<b>r</b>	<b>Bleak Hill Farm, Bleak Hill, Ellingham, Harbridge &amp; Ibsley (Application 16/10688)</b>
<b>Details:</b>	Use of barn as 1 residential dwelling; single-storey extension and associated alterations; detached garage; boundary wall
<b>Public Participants:</b>	Mr Haigh - Applicant
<b>Additional Representations:</b>	None

**PDC**

**13 JULY 2016**

<b>Comment:</b>	None
<b>Decision:</b>	Planning consent
<b>Conditions:</b>	As per report (Item 3(r))

CHAIRMAN