

NOTICE OF MEETING

Meeting: PLANNING DEVELOPMENT CONTROL COMMITTEE

Date and Time: WEDNESDAY, 8 FEBRUARY 2017, AT 9.00 AM*

Place: THE COUNCIL CHAMBER, APPLETREE COURT,
LYNDHURST

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PUBLIC PARTICIPATION:

*Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Development Control Administration on Tel: 02380 285345 or E-mail: DCAdministration@nfdc.gov.uk

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AGENDA

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 11 January 2017 as a correct record.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

3. PLANNING APPLICATIONS FOR COMMITTEE DECISION

To determine the applications set out below:

- (a) **Land South of Lymington Road, New Milton (Application 13/11276) (Pages 1 - 14)**

4 houses; site of alternative natural green space; access (Outline Application with details only of access)

RECOMMENDED:

Planning consent subject to conditions

- (b) **68 Forest Edge, Fawley (Application 16/10861) (Pages 15 - 20)**

Single-storey extension

RECOMMENDED:

Refuse

- (c) **Shorefield Country Park, Shorefield Road, Downton, Milford-on-Sea (Application 16/11116) (Pages 21 - 28)**

Alterations and extension to access road; gates; bund

RECOMMENDED:

Planning consent subject to conditions

- (d) **6 Barton Common Road, Barton-on-Sea, New Milton (Application 16/11255) (Pages 29 - 42)**

One block of 8 flats; parking; bin and cycle storage

RECOMMENDED:

Planning consent subject to conditions

- (e) **Shorefield Country Park, Shorefield Road, Downton, Milford-on-Sea (Application 16/11315) (Pages 43 - 50)**

Bund bordering 3 the Bucklers (retrospective)

RECOMMENDED:

Planning consent subject to conditions

- (f) **27 Farm Lane South, Barton-on-Sea, New Milton (Application 16/11382) (Pages 51 - 58)**

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; flue; cladding

RECOMMENDED:

Planning consent subject to conditions

- (g) **Oakhaven Hospice, Lower Pennington Lane, Pennington, Lymington (Application 16/11466) (Pages 59 - 66)**

Additional parking

RECOMMENDED:

Planning consent subject to conditions

- (h) **2 Quay Street, Lymington (Application 16/11482) (Pages 67 - 72)**

Use of rear ground floor as residential

RECOMMENDED:

Planning consent subject to conditions

- (i) **Pyrford Gardens, Belmore Lane, Lymington (Application 16/11548) (Pages 73 - 78)**

Single-storey extension

RECOMMENDED:

Planning consent subject to conditions

- (j) **6 Highfield Avenue, Ringwood (Application 16/11553) (Pages 79 - 84)**

Raise ridge height in association with new first floor; two-storey front and rear extensions; solar panels

RECOMMENDED:

Refuse

- (k) **Land of 29 Pear Tree Close, Bransgore (Application 16/11581) (Pages 85 - 92)**

Attached house; detached garage; dropped kerb

RECOMMENDED:

Refuse

- (l) **Harbridge School, Harbridge, Ellingham, Harbridge & Ibsley (Application 16/11602) (Pages 93 - 102)**

Use as one dwelling; rooflights; demolition of single-storey flat roofed extension; alterations to windows

RECOMMENDED:

Planning consent subject to conditions

- (m) **Harbridge School, Harbridge, Ellingham, Harbridge & Ibsley (Application 16/11603) (Pages 103 - 108)**

First floor mezzanine extension; rooflights; demolition of single-storey flat roofed extension and reinstate brickwork detailing; repair roof; repoint chimney; rainwater goods; stone vent; repair tower; reinstate glazed door pane; repair doors and windows; remove polycarbonate outbuilding canopy; remove main hall flat ceiling; make good original vaulted ceiling; stud walls; first floor internal end studwall with glazing; repair floor; insert staircase; remove window shutters; open fireplaces; insert hammerbeam (Application for Listed Building Consent)

RECOMMENDED:

Grant Listed Building Consent subject to conditions

- (n) **25 Sea Road, Milford-on-Sea (Application 16/11633) (Pages 109 - 118)**

2 detached houses; associated parking; landscaping; demolition of existing

RECOMMENDED:

Planning consent subject to conditions

- (o) **18 Priestlands Road, Pennington, Lymington (Application 16/11644) (Pages 119 - 126)**

Two-storey side and rear extensions; dormers; fenestration alterations; rooflights

RECOMMENDED:

Refuse

- (p) **4 South Street, Pennington, Lymington (Application 16/11701) (Pages 127 - 134)**

Use of ground floor as 1 flat

RECOMMENDED:

Refuse

- (q) **Land at Buckland Manor Farm, Alexandra Road, Lymington (Application 16/10764) (Pages 135 - 164)**

Development of 87 dwellings comprised: 21 detached houses; 5 bungalows; 26 pairs of semi-detached houses; 3 terraces of 3 houses; garages; parking; landscaping; junction access; estate roads; footpaths, SANG; open space; 10 allotments.

RECOMMENDED:

Service Manager authorised to grant permission subject to S106 agreement and appropriate conditions (Please note: reconsideration of item previously approved by Committee to extend period for completion of the S106 agreement).

4. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

To: Councillors:

Mrs D E Andrews (Chairman)
P J Armstrong
Mrs S M Bennison
Mrs F Carpenter
A H G Davis
L E Harris
D Harrison
Mrs A J Hoare
Mrs M D Holding
J M Olliff-Cooper

Councillors:

A K Penson
W S Rippon-Swaine
Mrs A M Rostand
Miss A Sevier
M H Thierry
R A Wappet
Mrs C V Ward (Vice-Chairman)
M L White
Mrs P A Wyeth

STATUTORY TESTS

Introduction

In making a decision to approve or refuse planning applications, or applications for listed building consent, conservation area consent and other types of consent, the decision maker is required by law to have regard to certain matters.

The most commonly used statutory tests are set out below. The list is not exhaustive. In reaching its decisions on the applications in this agenda, the Committee is obliged to take account of the relevant statutory tests.

The Development Plan

The Development Plan Section 38

The Development Plan comprises the local development plan documents (taken as a whole) which have been adopted or approved in relation to that area.

If regard is to be had to the Development Plan for the purpose of any determination to be made the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Listed Buildings

Section 66 General duty as respects listed buildings in exercise of planning functions. Planning (Listed Buildings and Conservation Areas) Act 1990

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features or special architectural or historic interest which it possesses.

Conservation Areas

Section 72 General duty as respects conservation areas in exercise of planning functions Planning (Listed Buildings and Conservation Areas) Act 1990

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in subsection (1) are the Planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953.

Areas of Outstanding Natural Beauty (AONB's)

Section 85. General duty as respects AONB's in exercise of any function Countryside and Rights of Way Act 2000

In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.

Trees

Section 197. Trees Town and Country Planning Act 1990

It shall be the duty of the local planning authority (a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and (b) to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.

Biodiversity

Section 40. Duty to conserve biodiversity Natural Environment and Rural Communities Act 2006

Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

Conservation of Habitats and Species Regulations 2010

Under the provisions of the Conservation of Habitats and Species Regulations 2010, the Council has to ensure that development proposals will not have an adverse impact on the integrity of a designated or candidate Special Area of Conservation (SAC), classified or potential Special Protection Area (SPA), or listed Ramsar site and mitigation will be required.

Any development involving the creation of new residential units within the District will have such an impact because of the resulting cumulative recreational pressure on these sensitive sites. Under Policy DM3 of the adopted Local Plan Part 2, the Council's general approach is to recognise that the impact is adequately mitigated through the payment of contributions for the provision of alternative recreational facilities, management measures and monitoring.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when

determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Financial Considerations in Planning

Section 70 of the Town and Country Planning Act 1990 as amended by the Localism Act 2011 requires all reports dealing with the determination of planning applications to set out how "local financial considerations" where they are material to the decision have been dealt with. These are by definition only Community Infrastructure Levy (CIL) payments and government grant in the form of the New Homes Bonus.

New Forest District Council adopted a CIL charging schedule on 14 April 2014. The implementation date for the charging schedule is 6 April 2015. The New Homes Bonus Grant is paid to the Council by the Government for each net additional dwelling built in the District. The amount paid depends on the Council tax banding of the new dwellings and ranges between £798 and £2,304 per annum for a six year period. For the purposes of any report it is assumed that all new dwellings are banded D (as we don't actually know their band at planning application stage) which gives rise to grant of £1152 per dwelling or £6,912 over six years.