

**12 JULY 2017**

**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, 12 July 2017

- \* Cllr Mrs D E Andrews (Chairman)
- \* Cllr L E Harris (Vice-Chairman)

**Councillors:**

- \* P J Armstrong
- \* Mrs S M Bennison
- \* Mrs F Carpenter
- \* Ms K V Crisell
- \* A H G Davis
- \* A T Glass
- 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:**

Mrs F Churchill, Miss G O'Rourke, S Clothier, Miss J Debnam, Mrs C Eyles, Mrs J Garrity, D Groom, A Kinghorn, Mrs S Renaut and for part of the meeting Ms L Fawkes (New Forest National Park Authority), F Green (New Forest National Park Authority) and W Lever (New Forest National Park Authority)

**Apologies:**

Apologies for absence were received from Cllrs Harrison, Hoare and Rostand.

**7 MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 14 June 2017 be signed by the Chairman as a correct record.

**8 DECLARATIONS OF INTEREST**

Cllr Penson disclosed a non-pecuniary interest in applications 17/10377, 17/10483, 17/10509, 17/10593, 17/10621, 17/10640, 17/10644 and 17/10098 as a member of Lympington and Pennington Town Council which had commented on the applications.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in application 17/10538 as a member of Ringwood Town Council which had commented on the application and also supported the project that was the subject of this application.

Cllr Thierry disclosed a non-pecuniary interest in application 17/10538 as a member of Ringwood Town Council which had commented on the application and also supported the project that was the subject of this application. He disclosed a further disclosable pecuniary interest on the grounds that the applicant was a client of his business.

Cllr White disclosed a non-pecuniary interest in applications 17/10377, 17/10483, 17/10509, 17/10593, 17/10621, 17/10640, 17/10644 and 17/10098 as a member of Lymington and Pennington Town Council which had commented on the applications.

## 9 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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### a Fordingbridge Club, Roundhill, Fordingbridge (Application 17/10426)

<b>Details:</b>	Mixed Development of 8 dwellings and commercial comprised: retail unit at front with flat over; attached house; carport; terrace of 4 houses; 2 detached houses; demolition of existing club
<b>Public Participants:</b>	Mr Moir – Applicant's Agent
<b>Additional Representations:</b>	The Council's Archaeologist had commented in respect of the archaeological report and requested revised and additional conditions, as set out in the update circulated prior to the meeting.
<b>Comment:</b>	The officer's recommendation was amended with revised and additional conditions, as set out in the update circulated prior to the meeting.
<b>Decision:</b>	Grant planning permission
<b>Conditions:</b>	As per report (Item 3(a)), with the following revisions:  Replace condition 14 with the following:  14. No development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:  a) The programme and methodology of site investigation and recording with specific reference to the potential for human remains, proposals for their relocation in the event that they cannot be retained on the site, and the

requirements of the Ministry of Justice

- b) The programme for post investigation assessment
- c) Provision to be made for analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall only take place in accordance with the approved Written Scheme of Investigation including the requirements set out under 1-6 of this condition. The development shall not be occupied until the site investigation and post investigation assessment have been completed in accordance with the programme set out in the approved Written Scheme of Investigation and requirements set out in 1-6 of this condition and the provision made for analysis, publication and dissemination of results and archive deposition have been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park.

Additional condition No. 19:

19. No work on site (including site clearance) with the exception of the demolition of existing structures to floor level, shall take place until a detailed foundation design, drainage details and service provision, together with a method statement for their construction, have been

submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the approved detailed foundation, drainage and service design schemes.

Reason: To ensure the preservation in situ wherever possible of archaeological features and burials that the site might contain in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park.

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<b>b</b>	<b>2 &amp; 4 Keyhaven Road, Milford-on-Sea (Application 17/10039)</b>	
	<b>Details:</b>	Development of 8 dwellings comprised: 4 detached houses; 2 pairs of semi-detached houses; 2 carports; 3 single garages; 1 double garage; road; parking; landscaping; demolition of existing buildings
	<b>Public Participants:</b>	Mr Tanner – Applicant's Agent Parish Cllr Banks – Milford on Sea Parish Council.
	<b>Additional Representations:</b>	None
	<b>Comment:</b>	None
	<b>Decision:</b>	Service Manager Planning and Building Control authorised to grant planning permission.
	<b>Conditions/Agreements/Negotiations:</b>	As per report (Item 3(b)).

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<b>c</b>	<b>Linden House, New Street, Lymington (Application 17/10377)</b>	
	<b>Details:</b>	Dormers and rooflights to create additional bedrooms; additional parking
	<b>Public Participants:</b>	Mr Whild – Applicant's Agent
	<b>Additional Representations:</b>	None
	<b>Comment:</b>	Cllrs Penson 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.

**Decision:** Grant planning permission

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

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**d 29 Danes Close, Barton-on-Sea, New Milton (Application 17/10382)**

**Details:** Single-storey side extensions; rear dormer in association with new first floor; Juliet balcony; porch alterations; fenestration alterations

**Public Participants:** Ms Slade – Applicant's Agent

**Additional Representations:** None

**Comment:** None

**Decision:** Refused

**Refusal Reasons:** As per report (Item 3(d)).

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**e 46 Whitsbury Road, Fordingbridge (Application 17/10433)**

**Details:** Bungalow; parking

**Public Participants:** Miss King – Applicant's Agent

**Additional Representations:** None

**Comment:** None

**Decision:** Refused

**Refusal Reasons:** As per report (Item 3(e)).

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**f Land at Hannah Way, Pennington, Lymington (Application 17/10483)**

**Details:** One block of 3 industrial units; parking

**Public Participants:** None

**Additional Representations:** None

**Comment:** Cllrs Penson 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>	Grant planning permission
<b>Conditions:</b>	As per report (Item 3(f)).

<b>g</b>	<b>Pear tree Cottage, Kings Saltern Road, Lymington (Application 17/10509)</b>
<b>Details:</b>	Single-storey rear extension with roof lantern; use of garage as living accommodation; fenestration alterations; first-floor front extensions; rooflights; front dormer and balcony in association with new second floor
<b>Public Participants:</b>	Ms Slade – Applicant's Agent
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Penson 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>	Refused
<b>Refusal Reasons:</b>	As per report (Item 3(g)).

<b>h</b>	<b>2 High Street, Ringwood (Application 17/10538)</b>
<b>Details:</b>	Renovate clock and hands; electrify clock (Application for Listed Building Consent)
<b>Public Participants:</b>	Town Cllr Ward – Ringwood Town Council
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Rippon-Swaine and Thierry disclosed non-pecuniary interests as members of Ringwood Town Council which had commented on the application and also had supported the project with grant funding. Cllr Rippon-Swaine concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak but he did not vote. Cllr Thierry disclosed a further, disclosable pecuniary interest on the basis that the applicant was a client of his business. Having left the meeting he took no part in the consideration and did not vote.

The Committee considered that the applicants had not submitted sufficient evidence to demonstrate that there were no means of electrifying this clock without removing the mechanism, which formed part of the fabric and reason for listing of this historic building.

**Decision:** That consideration of this application be deferred for further research and negotiations.

**i 47 Barton Drive, Barton-on-Sea, New Milton (Application 17/10590)**

**Details:** Two-storey and single-storey rear extension

**Public Participants:** Mr Gill – Applicant  
Dr Mann - Objector

**Additional Representations:** 1 additional letter of objection, as set out in the update circulated prior to the meeting.

**Comment:** The Committee was advised that paragraph 12.5, line 3, should be amended to read 0.8m instead of 2.45m. In addition, the last sentence of paragraph 12.5 should be omitted.

Members considered that it was important that the hedge between this property and that of the neighbouring objector was retained in order to protect the amenities of the neighbour.

**Decision:** Grant planning permission

**Conditions:** As per report (Item 3(i)) with the imposition of additional condition to secure the retention of the hedge on the northern boundary of the site.

**j 47 Stanley Road, Lymington (Application 17/10593)**

**Details:** Roof alterations in association with new second floor; rooflights; two-storey side extension; single-storey side and rear extension; porch; front bay window alterations; fenestration alterations; dropped kerb extension

**Public Participants:** Mr Newton - Objector

**Additional Representations:** None

<b>Comment:</b>	Cllrs Penson 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>	Refused
<b>Refusal Reasons:</b>	As per report (Item 3(j)).

**k Wheatfield, Lower Buckland Road, Lymington (Application 17/10621)**

<b>Details:</b>	Two-storey and single-storey rear extensions; single-storey front extension; verandah to rear
<b>Public Participants:</b>	Mr Pike - Objector
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Penson 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>	Grant planning permission
<b>Conditions:</b>	As per report (Item 3(k)).

**l 3 Church Mead, Lymington (Application 17/10640)**

<b>Details:</b>	Two-storey side extension to detached garage
<b>Public Participants:</b>	Mr McKeon - Applicant
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Penson 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>	Refused
	<b>Refusal Reasons:</b>	As per report (Item 3(l)).
<b>m</b>	<b>The Fusion Inn, Queen Street, Lymington (Application 17/10644)</b>	
	<b>Details:</b>	Display 1 illuminated fascia sign; 1 non-illuminated fascia sign; 5 wall mounted signs; 1 letter sign; 10 lanterns; 4 floodlights (Application for Advertisement Consent)
	<b>Public Participants:</b>	None
	<b>Additional Representations:</b>	The Highways Engineer objected in respect of signs A and B as set out in the update circulated prior to meeting.
	<b>Comment:</b>	<p>Cllrs Penson 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.</p> <p>The Committee was advised of an additional reason for refusal of signs A and B, as set out in the update circulated prior to the meeting. They were also advised that listed building consent had been refused in respect of application 17/10645.</p>
	<b>Decision:</b>	<p>Advertisement consent granted in respect of signs C, D and E.</p> <p>Advertisement consent refused in respect of signs A and B</p>
	<b>Conditions:</b>	In respect of signs C, D and E, as per report (Item 3(m))
	<b>Refusal Reasons:</b>	<p>In respect of signs A and B, as per report (Item 3(m)), with additional reason for refusal:</p> <p>2. The lanterns would result in an obstruction to pedestrians using the footway by virtue of their mounting height and would therefore be considered not to be in the interest of the safety or convenience of users of the highway contrary to policy CS2 of the New Forest District Council Core Strategy.</p>

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<b>n</b>	<b>Land of Eastern Road, Lymington (Application 17/10098)</b>
<b>Details:</b>	9 dwellings comprised; two pairs of semi-detached house; four link-detached houses; one detached dwellings; carports; parking; cycle and bin storage; landscaping; demolition of existing
<b>Public Participants:</b>	Mr Sherlock – Applicant’s Agent Miss Edward - Objector
<b>Additional Representations:</b>	2 additional letters of objection, in the same terms as set out in the report.
<b>Comment:</b>	<p>Cllrs Penson 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.</p> <p>The Committee was advised that, following the submission of amended plans, the recommendation should be changed to authorise the Service Manager Planning and Building Control to grant planning permission.</p>
<b>Decision:</b>	Service Manager Planning and Building Control authorised to grant planning permission.
<b>Conditions: Agreements/ Negotiations:</b>	<p>subject to:</p> <ul style="list-style-type: none"> <li>i) The receipt of no new material objections being received in response to the further publicity by 11 August 2017; and</li> <li>ii) The imposition of the conditions set out in Section 15 of the report (Item 3(n)).</li> </ul>

CHAIRMAN