

13 SEPTEMBER 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, 13 September 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

In attendance:

Councillors:

D M S Poole (for application 17/10943)

Councillors:

M A Steele (for application 17/10861)

Officers Attending:

Mrs F Churchill, Miss J Debnam, Mrs C Eyles, Mrs J Garrity, D Groom, A Kinghorn, Miss G O'Rourke, I Barker, R Natt, Mrs V Potter and I Rayner

Apologies:

Apologies for absence were received from Cllrs Davis, Glass and Rostand.

14 MINUTES

RESOLVED:

That the minutes of the meeting held on 9 August 2017 be signed by the Chairman as a correct record.

15 DECLARATIONS OF INTEREST

Cllr Armstrong disclosed a non-pecuniary interest in application 17/10943 as a member of Hythe and Dibden Parish Council which had commented on the application. He had also been in meetings with the Waterside Cancer Care Centre, but had not expressed any view on the application.

Cllr Penson disclosed a non-pecuniary interest in application 17/10540 as a member of Lymington and Pennington Town Council which had commented on the application.

Cllr Poole disclosed a non-pecuniary interest in application 17/10943 as a member of Hythe and Dibden Parish Council which had commented on the application.

Cllr Rippon Swaine disclosed a non-pecuniary interest in application 17/10680 as a member of Ringwood Town Council which had commented on the application.

Cllr Steele disclosed a non-pecuniary interest in application 17/10861 as a member of Bransgore Parish Council which had commented on the application.

Cllr Thierry disclosed a non-pecuniary interest in application 17/10680 as a member of Ringwood Town Council which had commented on the application.

Cllr Wappet disclosed a non-pecuniary interest in application 17/10866 as a member of Fawley Parish Council which had commented on the application. He also disclosed a non-pecuniary interest in application 17/10943 as he had been a member of the working group which had considered options for the St John's Street Car Park.

Cllr White disclosed a non-pecuniary interest in application 17/10540 as a member of Lymington and Pennington Town Council which had commented on the application.

16 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Field Adjacent Colbury Cottage, Hill Street, Calmore, Netley Marsh (Application 17/10958)

Details:	Tractor shed
Public Participants:	Ms Wright - Objector
Additional Representations:	None
Comment:	None
Decision:	Refused
Refusal Reasons:	As per report (Item 3(a)).

b Yacht House, Quay Street, Lymington (Application 17/10540)

Details:	Change of use of first floor office (Use Class B1a) to residential flat (Use Class C3)
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.
Decision:	Grant planning permission
Conditions:	As per report (Item 3(b)).

c	7 Plover Drive, Milford-on-Sea (Application 17/10953)
Details:	Single-storey side extension; front porch; fenestration alterations
Public Participants:	None
Additional Representations:	1 additional letter of support from the applicant.
Comment:	None
Decision:	Grant planning permission
Conditions:	As per report (Item 3(c)).

d	Keble, 7 Christchurch Road, Kingston, Ringwood (Application 17/10680)
Details:	Raise ridge height; dormers and rooflights in association with new first floor; Juliet balcony; porch
Public Participants:	Mrs Ellis – Objector Town Cllr Treleaven – Ringwood Town Council
Additional Representations:	Ringwood Town Council maintained their objection in respect of the amended plans. 1 additional letter of objection, further details of which were set out in the update circulated prior to the meeting.
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 concluded that this application had failed to overcome the objections raised in respect of the previous application that had been refused. The development would appear out of character in the street scene and the wider area; and have a detrimental effect on the amenities of the adjoining property.

Decision:

Refused

Refusal reasons:

1. By virtue of its height, depth and massing the proposal would close gaps between dwellings and fail to respect local roof forms, resulting in an obtrusive, incongruous and harmful addition to the street scene, to the detriment of the character and appearance of the area, contrary to the Ringwood Distinctiveness Supplementary Planning Document and Policy CS2 of the Core Strategy for the New Forest District outside the National Park (2009).
2. The proposal would have an unacceptable impact on the outlook, light and privacy of the adjoining residential property (no. 8 Christchurch Road), by virtue of its proximity, scale, massing, overbearing presence and resultant enclosure to the south elevation, contrary to the amenity related provisions of Policy CS2 of the Core Strategy for the New Forest District outside the National Park (2009).

e	2 Sycamore Road, Hordle (Application 17/10839)
Details:	First floor side extension
Public Participants:	Mr Green – Applicant's Agent Mr Clinton – Objector Mrs Watson – Objector Parish Cllr Brown – Hordle Parish Council
Additional Representations:	None
Comment:	None
Decision:	Grant planning permission
Conditions:	As per report (Item 3(e)).

f	Land at Poplar Lane (adjacent Godwins Mede), Bransgore (Application 17/10861)
Details:	7 houses; 6 garages; carport; parking; landscaping; access
Public Participants:	Mr Meill – Applicant's Agent Mr Turner - Objector
Additional Representations:	The County Council's Flood and Water Management Team asked for the addition of an informative, as set out in the update circulated prior to the meeting.
Comment:	Cllr Steele 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. He did not have a vote. Cllr Steele spoke to oppose the application.
Decision:	Planning permission
Conditions:	As per report (Item 3(f)).

g	Jonwin, Lepe Road, Langley, Fawley (Application 17/10866)
Details:	Detached double garage
Public Participants:	Mr Clark - Applicant
Additional Representations:	None
Comment:	Cllr Wappet disclosed a non-pecuniary interest as a member of Fawley 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.
Decision:	Refuse
Refusal Reasons:	As per report (Item 3(g)).

h St Johns Car Park, St Johns Street, Hythe (Application 17/10943)

Details:	Lidl Foodstore (Use Class A1); parking; associated landscaping; access works; demolition of existing
Public Participants:	Mr Mitchell – Applicant’s Representative Mr Stephens – Objector Mrs Evans – Objector Mrs Warne - Objector
Additional Representations:	6 additional letters of support and 5 of objection. Lidl had forwarded on an electronic petition in support with 3969 signatures, 22 individual letters of objection and 43 individual letters of support.
Comment:	<p>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 interest as he had attended meetings with Waterside Cancer Care, although he had not expressed any view. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.</p> <p>Cllr Poole disclosed a non-pecuniary interest as a member of Hythe and Dibden Parish Council which had commented on the application. He concluded 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 Wappet disclosed a non-pecuniary interest as he had served on the working group that had explored options for the St John’s Road car park Site. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.</p> <p>Members were advised that Plan 3341 22 had been superseded by Plan 3341 22 rev B (to tie in with other plans). In addition, the green travel plan requirement was to be secured by condition and not (as stated in Paragraph 14.36 of the report) through a Section 106 legal agreement.</p>

Decision:	Service Manager Planning and Building Control Authorised to Grant Permission
Conditions/ Agreements/ Negotiations:	As per report (Item 3(h)).

CHAIRMAN