

14 JUNE 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, 14 June 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:

Councillor:

S J Clarke

Officers Attending:

Mrs F Churchill, T Barnett, S Clothier, Miss J Debnam, Mrs C Eyles, D Groom, Miss G O'Rourke, W Lever and D Willis

Apologies:

Apologies for absence were received from Cllr Armstrong and Carpenter.

3 MINUTES

RESOLVED:

That the minutes of the meetings held on 10 May and 15 May 2017 be signed by the Chairman as correct records.

4 MRS F CHURCHILL

The Chairman was pleased to welcome Mrs Flo Churchill, the new Executive Head Economy, Housing and Planning, to her first meeting of the Committee.

5 DECLARATIONS OF INTEREST

Cllr Clarke disclosed a non-pecuniary interest in application 17/10320 as a member of New Milton Town Council which had commented on the application.

Cllr Penson disclosed a non-pecuniary interest in applications 17/10359, 17/10372 and 17/10428 as a member of Lymington and Pennington Town Council which had commented on the applications. He disclosed a further, common law, interest in application 17/10428 as the Council's appointed representative and trustee of the applicant Trust.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in application 15/11069 as a member of Ringwood Town Council which had commented on the application.

Cllr Rostand disclosed a non-pecuniary interest in applications 17/10359, 17/10372 and 17/10428 as a member of Lymington and Pennington Town Council which had commented on the applications.

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

Cllr White disclosed a non-pecuniary interest in applications 17/10359, 17/10372 and 17/10428 as a member of Lymington and Pennington Town Council which had commented on the applications. He disclosed a further, common law, interest in application 17/10372 as an acquaintance of the neighbouring objector; and in application 17/10428 as the County Council's appointed representative on the applicant Trust.

6 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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

Details:

Continued use of building known as 'cedars' to provide self-contained residential accommodation for not more than 4 people and continued use of building known as 'Northfield' to provide self-contained residential accommodation for not more than 6 people in need of care

Public Participants:

Mr Henderson – Objector's representative.

Additional Representations:

The Highways Engineer had submitted additional comments, as 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 noted the problems being reported by the neighbour about the number of vehicles using the application site and overspill causing obstruction to her access. They noted the photographic evidence that had been submitted and also the reports of the local ward and other councillors that suggested that the parking currently available was not sufficient to allow 5 vehicles to park, as shown on the plans. Indeed the Highways Engineer, in his additional comments, had concluded that in reality only 4 parking spaces were available on site and that the applicant should be encouraged to provide further spaces. The Committee concluded that there would be merit in this site providing additional car parking, more in keeping with the guidelines set out in the Supplementary Planning Guidance for parking. To prevent this intensification of use from adversely affecting the amenities of the neighbour, the Committee concluded that 6 viable parking spaces should be provided on site.

Decision:

That the Service Manager Planning and Building Control be authorised to grant consent upon the receipt of satisfactory amended plans showing the provision of 6 viable car parking spaces on site.

Conditions:

As per report (Item 3(a)), together with such other conditions as may be necessary to secure the 6 viable car parking spaces.

b Old Forge, Salisbury Road, Breamore (Application 16/10602)**Details:**

Use as 1 holiday let; retention of 1st floor side window

Public Participants:

Mrs Harling – Objector
Parish Cllr Turner – Breamore Parish Council

Additional Representations:

Breamore Parish Council had confirmed their continuing objection.
The applicant had submitted a further letter in support of the application.

Comment:

None

Decision:

Planning permission

Conditions:

As per report (Item 3(b)).

c	Field Rear of Paddock Close, Dark Lane, Hinton St Michael, Bransgore (Application 17/10036)
Details:	Agricultural storage barn
Public Participants:	Mr Lloyd - Objector
Additional Representations:	None
Comment:	The Committee considered that it was important that the use of the new barn was not associated with intrusive lighting.
Decision:	That the Service Manager Planning and Building Control be authorised to grant planning permission.
Conditions:	As per report (Item 3(c)), with the addition of a condition to prevent the use of intrusive lighting.

d	The Lodge, 1 Kerry Gardens, Sandleheath (Application 17/10298)
Details:	Erection of a timber store/shed
Public Participants:	Mr Bennett – Applicant Parish Cllr Stockton – Sandleheath Parish Council
Additional Representations:	None
Comment:	The Committee concluded that the proposed shed was a relatively modest, temporary building and that, placed behind the boundary brick wall, it would not appear intrusive in the street scene or harm the appearance of the area.
Decision:	Planning permission
Conditions:	Such conditions as the Service Manager Planning and Building Control deems appropriate.

e	19 Deerleap Way, New Milton (Application 17/10320)
Details:	Single-storey side and rear extensions to garage
Public Participants:	Cllr Clarke – on behalf of New Milton Town Council
Additional Representations:	None

Comment:	Cllr Clarke 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.
Decision:	Planning permission
Conditions:	As per report (Item 3(e)).

f	Nonsuch, Mockbeggar Lane, Ellingham, Harbridge & Ibsley (Application 17/10346)
Details:	Removal of Condition 4 of Planning Permission 16/10786 to allow Permitted Development Rights
Public Participants:	Mr Robinson – Applicant Parish Cllr Burtenshaw – Ellingham, Harbridge and Ibsley Parish Council
Additional Representations:	None
Comment:	None
Decision:	Variation of Condition Refused
Refusal Reasons:	As per report (Item 3(f)).

g	9 Moxhams, Fordingbridge (Application 17/10350)
Details:	Dropped kerb and access gate (part retrospective)
Public Participants:	None
Additional Representations:	None
Comment:	None
Decision:	Planning permission
Conditions:	As per report (Item 3(g)).

h	Bus Station, High Street, Lymington (Application 17/10359)
Details:	17 sheltered apartments for the elderly; retail unit; communal facilities; access; underground car parking; bin store; landscaping; demolition of existing
Public Participants:	Mr McFarlane – Applicant's Representative

Additional Representations:	2 additional letters of objection, as set out in the update circulated prior to the meeting.
Comment:	Cllrs Penson, Rostand and White disclosed non-pecuniary interests as members of Lymington and Pennington Town Council. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.
Decision:	Refused
Refusal Reasons:	As per report (Item 3(h)).

i	Oakwood, 7 Rookes Lane, Lymington (Application 17/10372)
Details:	House; access; alterations; landscaping; parking
Public Participants:	Mrs Evans – Applicant’s Agent Mr Bryer – Objector’s Agent
Additional Representations:	None
Comment:	<p>Cllr Penson, Rostand and White disclosed non-pecuniary interests as members of Lymington and Pennington Town Council which had commented on the application. Cllr White disclosed a further interest on the grounds that the objector was an acquaintance. He concluded that the degree of acquaintance was sufficient to potentially create an impression of bias and he consequently took no part in the consideration and did not vote. Cllrs Penson and Rostand concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.</p> <p>Miss Debnam, Committee Administrator, disclosed an interest on the grounds that a close relative lived next door to the application site. She left the meeting for the consideration and voting.</p> <p>The Committee considered that the conditions should be amended to ensure the retention of the hedge along the boundary with No 9 Rookes Lane.</p>

Decision:	Planning permission
Conditions:	As per report (Item 3(i)), with an amended condition to ensure the retention of hedgerow along the boundary with No 9 Rookes Lane.

j	Fordingbridge Club, Roundhill, Fordingbridge (Application 17/10426)
Details:	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
Public Participants:	Mr Moir – Applicant's Agent
Additional Representations:	<p>Cllr Sevier advised that the Quakers of Fordingbridge requested assurances that graves on the site would not be disturbed. Fordingbridge Town Council expressed support in principle while having concerns about the adequacy of parking provision and the need for the pedestrian access to be retained.</p> <p>The Archaeologist had commented further about the mechanism of control over the treatment of human remains.</p> <p>The Highway's Engineer had submitted additional comments.</p> <p>Further details of these representations were set out in the update circulated prior to the meeting.</p>
Comment:	The Committee was advised that the archaeological report that had been submitted in respect of this application was in fact for another site. The Officers therefore recommended that consideration of this application should be deferred to allow the submission of an archaeological report that supplied the requisite information, and for that information to be assessed.
Decision:	That consideration of this application be deferred to allow the submission and consideration of an archaeological report.

k	St Barbe Museum and Art Gallery, New Street, Lymington (Application 17/10428)
Details:	Display 1 non illuminated fascia sign; 1 non illuminated wall mounted avatar; 1 non illuminated wall mounted information sign; 2 non illuminated totem signs; 2 digital poster signs (Application for Advertisement Consent)
Public Participants:	Mr Mackenzie – Applicant’s Representative
Additional Representations:	None
Comment:	<p>Cllrs Penson, Rostand and White disclosed non-pecuniary interests as members of Lymington and Pennington Town Council which had commented on the application. Cllr Penson disclosed a further, common law interest as this Council’s appointed trustee on the Applicant Trust. Having made a statement he took no further part in the consideration and did not vote. Cllr White disclosed a further, common law, interest on the grounds that he would be the County Council’s appointed representative on the Applicant Trust. He took no part in the consideration and did not vote. Cllr Rostand concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.</p> <p>The Committee concluded that the proposed digital poster signs on the totem and the information sign would not be unduly intrusive as the illumination was adjusted to ambient conditions and the digital posters would not be in use at night. The need for adequate publicity for this essential community asset, to ensure its financial viability, outweighed the low level of harm that would be caused.</p>
Decision:	Advertisement consent granted for all signs
Conditions:	Standard Advertisement conditions, as per report (Item 3(k)).

l	14A Carrington Lane, Milford-on-Sea (Application 17/10439)
Details:	Single-storey rear extension; lantern rooflight; roof alterations to front porch; garage alterations; fenestration alterations
Public Participants:	None

Additional Representations:	None
Comment:	None
Decision:	Planning Permission
Conditions:	As per report (Item 3(l)).

m	Ashford House, Ashford Road, Fordingbridge (Application 17/10465)
Details:	One and two-storey rear extensions; courtyard extension; pitch roof to replace corrugated sheet
Public Participants:	Mr and Mrs Mitchell - Applicants
Additional Representations:	None
Comment:	The Committee concluded that the design of the proposed extension was acceptable and the concerns previously expressed by an Appeal Inspector had been satisfactorily addressed.
Decision:	Planning Permission
Conditions:	Such conditions as the Service Manager Planning and Building Control deems appropriate.

CHAIRMAN