

11 OCTOBER 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, 11 October 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:**

J D Heron (for Application 17/11080)

**Officers Attending:**

S Clothier, Miss J Debnam, Mrs C Eyles, Mrs J Garrity, D Groom, A Kinghorn, Mrs F Churchill, M Callaghan, L Nash and R Payne

**Apologies**

Apologies were received from Cllrs Carpenter, Penson, Rostand, Sevier and White.

**17 MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 13 September 2017 and of the Special Joint Meeting with the Environment Overview and Scrutiny Panel held on 6 September 2017 be signed by the Chairman as correct records.

**18 DECLARATIONS OF INTEREST**

Cllr Armstrong disclosed a non-pecuniary interest in application 17/10960 as a member of Hythe and Dibden Parish Council which had commented on the application.

Cllr Glass disclosed a non-pecuniary interest in application 17/10975 as a member of Fawley Parish Council which had commented on the application.

Cllr J D Heron disclosed a non-pecuniary interest in applications 17/10538 and 17/11080 as a member of Ringwood Town Council which had commented on the applications.

Cllr Hoare disclosed a disclosable pecuniary interest in application 17/11072 as she lived close to the application site.

Cllr Thierry disclosed a non-pecuniary interest in applications 17/10538 and 17/11080 as a member of Ringwood Town Council which had commented on the applications.

Cllr Rippon-Swaine disclosed a non-pecuniary interest in applications 17/10538 and 17/11080 as a member of Ringwood Town Council which had commented on the applications.

Cllr Wappet disclosed a non-pecuniary interest in application 17/10975 as a member of Fawley Parish Council which had commented on the application.

## 19 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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### a Land at rear of 4-12 Shaftesbury Street, Fordingbridge (Application 17/10222)

**Details:** House; boundary wall; pedestrian access

**Public Participants:** Mr Davies – Applicant's Agent

**Additional Representations:** The Engineering Design and Drainage Officer raised no objections, subject to a condition which had been included in the recommendation as condition 10.

The Conservation Officer confirmed that the proposed dwelling would be acceptable and could sit comfortably as a high quality background building within its plot. A dwelling that appeared like a run of low outbuildings to the rear of the existing set of terraced houses was not an uncommon building type in this historic town.

The Applicant had confirmed that foul sewage from the proposal would connect to the drain run at the rear of 4-12 Shaftesbury Street.

One further letter of objection raising concerns already referred to in the report and also stating that the building would be of a poor design.

<b>Comment:</b>	The Committee was advised that, the previous day, it had come to light that there was doubt that pedestrian access had been secured to the site. In addition, it was possible that there may be some archaeological interest on this site. The officer's recommendation was therefore amended to the Service Manager Planning and Building Control authorised to grant permission upon confirmation that pedestrian access has been secured, with the conditions set out in the report, and with an additional condition to safeguard the archaeological interest. The applicant's agent confirmed that such a condition would be acceptable.
<b>Decision:</b>	Service Manager Planning and Building Control authorised to grant permission
<b>Conditions/ Agreements/ Negotiations:</b>	Upon confirmation that pedestrian access has been secured, with the conditions set out in the report (Item 3 (a)), and with an additional condition to safeguard the archaeological interest.

**b 2 High Street, Ringwood (Application 17/10538)**

<b>Details:</b>	Renovate clock and hands; electrify clock
<b>Public Participants:</b>	Mr Day – Applicant's representative Ms Wiseman – Supporter of the application Town Cllr Ward – Ringwood Town Council
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs J D Heron, Rippon-Swaine and Thierry disclosed non-pecuniary interests as members of Ringwood Town Council which had commented on the application. They each concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and, in the case of Cllrs Rippon-Swaine and Thierry, to vote. Cllr J D Heron did not have a vote.  The Committee was advised of revised wording for condition 3, as set out in the update circulated prior to the meeting.
<b>Decision:</b>	Listed Building Consent granted

**Conditions:** As per report (Item 3(b)), with condition 3 amended to read:

3. Before development commences, detailed drawings of the position of and method in which the pendulum and mechanism of the clock will be retained within the cupboard shall be submitted to the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

**c 1 Whitefield Road, Holbury, Fawley (Application 17/10802)**

**Details:** Access; parking

**Public Participants:** Miss Christie - Applicant

**Additional Representations:** None

**Comment:** Cllrs Glass and Wappet disclosed non-pecuniary interests as members of Fawley Parish Council which had commented on the application. They each 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)).

**d 34 Arnwood Avenue, Dibden Purlieu, Hythe (Application 17/10960)**

**Details:** Single-storey front extension; roof alterations

**Public Participants:** Mr Rae - Applicant

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

<b>Comment:</b>	<p>Cllr Armstrong disclosed a non-pecuniary interest as a member of Hythe and Dibden 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.</p> <p>The Committee concluded that the proposed extension would not appear unduly prominent and would not therefore cause any harm to the character of the area.</p>
<b>Decision:</b>	Service Manager Planning and Building Control authorised to grant planning permission
<b>Conditions:</b>	Such conditions as the Service Manager Planning and Building Control deems appropriate.

<b>e</b>	<b>Land at Flaxfields End, Fordingbridge (Application 17/10961)</b>
<b>Details:</b>	2 pairs of link-attached houses; bike stores; associated parking
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	<p>Two further letters of objection raising concerns already referred to in paragraph 10 of the report.</p> <p>One letter in support stating that trees were removed from the site in line with the previous planning approval and that all other matters were considered by the Inspector in dismissing the recent appeal. The only outstanding matter was in relation to flood risk which this application addressed.</p>
<b>Comment:</b>	Members were advised that the application had been re-advertised following the receipt of additional information about the flood risk. The officer's recommendation was therefore amended to authorise the Service Manager Planning and Building Control to grant permission, subject to no new material objections being received by 12 October 2017 and the imposition of the conditions set out in Section 15 of the report.
<b>Decision:</b>	Service Manager Planning and Building Control authorised to grant permission.

**Conditions/  
Agreements/  
Negotiations:**

Subject to no new material objections being received by 12 October 2017 and the imposition of the conditions set out in the report (Item 3 (g)).

**f Chessel House, Fernhill Lane, New Milton (Application 17/10973)****Details:**

Roof alterations; dormer and roof lights in association with new flat; 1 additional parking space

**Public Participants:**

Mr Bennett – Applicant's Agent  
Mrs Cane – Objector  
Town Cllr Dagnall – New Milton Town Council

**Additional  
Representations:**

1 additional letter of objection, in the same terms as set out in the report.

**Comment:**

The Committee considered that the rooflights facing 4 Avenue Road would allow direct views from the new flat into that property. Together with the overlooking from existing windows, the cumulative effect would be unduly detrimental to the amenities of that property. Consequently those windows should be obscure glazed and fixed shut.

**Decision:**

Grant planning permission

**Conditions:**

As per report (Item 3(f)), with additional condition:

5. The proposed second floor rooflights on the west elevation of the building shall at all times be glazed with obscure glass and fixed shut.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

**g Top End, Chapel Lane, Blackfield, Fawley (Application 17/10975)****Details:**

Variation of Condition 2 of Planning Permission 16/10286 to allow additional window to side elevation

**Public Participants:**

None

<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllrs Glass and Wappet disclosed non-pecuniary interests as members of Fawley Parish Council which had commented on the application. They each 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(g)).

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<b>h</b>	<b>9 Bingham Drive, Lymington (Application 17/11038)</b>
<b>Details:</b>	Single-storey and two-storey front, rear and side extensions
<b>Public Participants:</b>	None
<b>Additional Representations:</b>	None
<b>Comment:</b>	None
<b>Decision:</b>	Grant planning permission
<b>Conditions:</b>	As per report (Item 3(h)).

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<b>i</b>	<b>41 Kingfisher Way, Marchwood (Application 17/11072)</b>
<b>Details:</b>	Two-storey side and front extension
<b>Public Participants:</b>	Mr Newnham - Applicant
<b>Additional Representations:</b>	None
<b>Comment:</b>	Cllr Hoare disclosed a disclosable pecuniary interest on the grounds that she lived close to the application site. She left the meeting for the consideration and voting.
<b>Decision:</b>	Refused
<b>Refusal Reasons:</b>	As per report (Item 3(i)).

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- j Forest Gate Business Park, Christchurch Road, (Former Wellworthy Site), Ringwood (Application 17/11080)**
- Details:** Four-storey block, 84 bedroom hotel; parking; landscaping; overflow car park
- Public Participants:** Mr Parke – Applicant’s Agent  
Mr Climpson – Objector  
Town Cllr Treleaven – Ringwood Town Council
- Additional Representations:** Four further letters of objection (including one on behalf of New Forest Hotels Plc) raising the following additional concerns: this would be the biggest hotel in the New Forest which will result in the loss of small individual businesses; traffic noise impacts; the proposal would be contrary to the National Planning Policy Framework and Policy CS17 of the Core Strategy and Policy RING3 of the Local Plan Part 2 as the hotel use is not an employment use and no case demonstrating lack of need for the employment allocation has been put forward; there is no shortage of hotel bed spaces in the area; and increased traffic danger.
- The applicant had written further in support of the application stating that, based on standard operations across the business, the hotel would provide approximately 29 jobs (19 full time and 10 part time positions). In addition the local job generation was likely to result in an additional 24 non-related jobs arising from the circa £1.3m economic benefit to the tourism economy. It was also confirmed that indicative landscaping proposals had been submitted with the application and that details would be secured by the proposed conditions (nos. 5 and 6).
- Comment:** Cllrs J D Heron, Rippon-Swaine and Thierry disclosed non-pecuniary interests as member of Ringwood Town Council which had commented on the application. They each concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and, in the case of Cllrs Rippon-Swaine and Thierry, to vote. Cllr J D Heron did not have a vote.



Cllr Heron addressed the Committee to oppose the application.

Paragraph 14.3.4 was clarified as it should have said that there are no hotels equivalent to that proposed in Ringwood. It was recognised that there were other hotels, guest houses and B and B's in the town.

The officer's recommendation was amended by revised wording for condition 11, as set out in the update circulated prior to the meeting.

**Decision:**

Grant planning permission

**Conditions:**

As per report (Item 3(j)), with amended condition 11 as follows:

11. No delivery activity shall take place on the site in connection with the approved use other than between the hours of 8:00am and 21:00 Monday to Fridays, and 8:30 am and 17:00 on Saturdays and at no time on recognised public holidays and Sundays.

CHAIRMAN