

9 MAY 2018

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, Appletree Court, Lyndhurst on Wednesday, 9 May 2018

* Cllr W G Andrews (Chairman)

* Cllr P J Armstrong (Vice-Chairman)

Councillors:

- * Mrs S M Bennison
- Mrs F Carpenter
- * Ms K V Crisell
- * A H G Davis
- R L Frampton
- * A T Glass
- * L E Harris
- * D Harrison
- * Mrs M D Holding

Councillors:

- * Mrs C Hopkins
- * J M Olliff-Cooper
- * A K Penson
- * Miss A Sevier
- * Mrs B J Thorne
- Mrs C V Ward
- * M L White
- * Mrs P A Wyeth

*Present

Officers Attending:

Miss J Debnam, Mrs C Eyles, Mrs J Garrity, D Groom, A Kinghorn and R Natt

Apologies:

Apologies for absence were received from Cllrs Carpenter, Frampton and C Ward.

45 MINUTES

RESOLVED:

That the minutes of the meeting held on 11 April 2018 be signed by the Chairman as a correct record.

46 DECLARATIONS OF INTEREST

There were no declarations of interest made by any member in connection with an agenda item.

47 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Former Wellworthy Site off Christchurch Road, Wellworthy Way, Ringwood (Application 18/10083)

Details:	Four-storey building for use as gym and offices; associated car parking to include the use of 7 car parking spaces within the overflow car parking; access and landscaping
Public Participants:	Mr Bennett – Applicant’s Agent Town Cllr Ward – Ringwood Town Council
Additional Representations:	None
Comment:	The Committee was advised of revised wording for proposed condition 7 as set out in the update circulated prior to the meeting. They were further advised that the car parking requirement for the gym use had been recalculated and was 50 spaces, not 68 as set out in the report; that the height to the ridge of the building was 15 metres instead of the 14.5 metres stated in the report; and also that paragraph 9.5, last sentence, should refer to the need for additional landscaping instead of parking.
Decision:	Permission
Conditions:	As per report (Item 3(a)), with revised condition 7 as follows: 7. The remediation scheme must be carried out in accordance with the terms set out in the approved ACS report dated the 8 th February 2018. The Local Planning Authority must be given two weeks written notification following commencement of the approved remediation scheme. Following completion of measures identified in the approved remediation scheme, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation

criteria have been met. It shall also include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages maintenance and arrangements for contingency action as identified in the verification plan and for the reporting of this to the local planning authority. The long term monitoring and maintenance plan shall be implemented as approved. Unless otherwise agreed in writing by the Local Planning Authority, the verification report must be completed and approved in writing by the Local Planning Authority either: prior to the commencement of development, other than that required to carry out remediation, or if the development is required to carry out the remediation, it must be carried out prior to the occupation of any buildings or use of the land as the proposed end use.

b 8 Lucerne Road, Milford-on-Sea (Application 18/10287)

Details:	Roof alterations in association with enlarged first floor; single-storey front and rear extensions; detached garage
Public Participants:	Mr Davies – Applicant’s Agent.
Additional Representations:	None
Comment:	None
Decision:	Refused
Refusal Reasons:	As per report (Item 3(b)).

c 14 Kensington Park, Milford-on-Sea (Application 18/10243)

Details:	First-floor side extension; single-storey rear extension; dormers; solar panels; rear raised terrace
Public Participants:	Mr Bennett - Objector
Additional Representations:	None

Comment: In addition to the reason for refusal set out in the report, the Committee considered that the proposed side extension would be an overdevelopment of the site, causing the loss of the visual gap between buildings and having a detrimental effect on the character of the area.

Decision: Refused

Refusal Reasons: As per report (Item 3(c)) with additional reason for refusal:

- 2 The proposed side extension due to its scale and bulk is considered to be an overdevelopment of the site and would result in the loss of the spatial gap between the properties which is a characteristic of the area. As such, it would appear as an incongruous feature within the streetscene harmful to the prevailing character of the area and therefore, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park

CHAIRMAN