

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 13 JUNE 2018, AT 9.00 AM*

Place: THE COUNCIL CHAMBER, APPLETREE COURT,
LYNDHURST

Telephone enquiries to: Lyndhurst (023) 8028 5000
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PUBLIC PARTICIPATION:

*Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Development Control Administration on Tel: 02380 285345 or E-mail: DCAdministration@nfdc.gov.uk

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Chief Executive

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AGENDA

Apologies

1. MINUTES

To confirm the minutes of the meetings held on 9 May and 14 May 2018 as correct records.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

3. PLANNING APPLICATIONS FOR COMMITTEE DECISION

To determine the applications set out below:

(a) **3 Strides Lane, Ringwood (Application 17/11246) (Pages 1 - 10)**

Change of use from retail to residential; dormer; rooflight

RECOMMENDED:

Grant permission subject to conditions

(b) **54 Belmore Lane, Lymington (Application 17/11702) (Pages 11 - 26)**

2 detached two storey houses; 3 garages; landscaping; new access

RECOMMENDATION:

Grant permission subject to conditions

(c) **The Dome, 121 Barton Court Avenue, Barton-on-Sea, New Milton (Application 18/10060) (Pages 27 - 34)**

Roof alterations in association with extension to two existing flats; creation of first-floor roof terrace; replace conservatory with single-storey front extension; fenestration alterations

RECOMMENDED:

Grant permission subject to conditions

(d) **Site of Solent Works, North Close, Lymington (Application 18/10101) (Pages 35 - 46)**

Variation of condition 3 of Planning Permission 16/10886 to allow amended plans RF08 Rev D and RF10 Rev D, RF09 Rev C, RF07 Rev C to allow external material changes to south, north and rear elevations (Amended Plans)

RECOMMENDED:

Service Manager Planning and Building Control authorised to grant permission subject to conditions.

(e) **Beach Hut 319, Cliff Road, Milford-on-Sea (Application 18/10111) (Pages 47 - 52)**

Two solar panels to beach hut

RECOMMENDED:

Grant permission subject to conditions

- (f) **Amberwood, 91 Milford Road, Pennington, Lymington SO41 8DN (Application 18/10403) (Pages 53 - 58)**
Detached double garage and storeroom
RECOMMENDED:
Grant subject to Conditions
- (g) **Oak Nursery School, 11 Long Lane, Holbury, Fawley (Application 18/10176) (Pages 59 - 66)**
Use as residential
RECOMMENDED:
Grant permission subject to conditions
- (h) **21 Kennard Road, New Milton (Application 18/10198) (Pages 67 - 76)**
1 Block of 9 flats and 1 maisonette; cycle and bin store; parking
RECOMMENDED:
Grant permission subject to conditions
- (i) **Jaluch House, 5 Deweys Lane, Ringwood (Application 18/10231) (Pages 77 - 88)**
Change of use from office to use as two flats and parking
RECOMMENDED:
Grant permission subject to conditions
- (j) **Land adjacent Godwins Mede, Poplar Lane, Bransgore (Application 18/10240) (Pages 89 - 98)**
Development of 8 dwellings comprised: 1 pair of semi-detached houses; 6 detached houses; 3 detached garages; 1 car port and 1 four bay car port, landscaping, parking (details of appearance and landscaping, development granted by Outline Permission 17/11414) (Reserved Matters)
RECOMMENDED:
Grant permission subject to conditions

- (k) **Lake House, Woolmer Lane, Blashford, Ringwood (Application 18/10274) (Pages 99 - 110)**
House; parking and landscaping; ecological enhancements; demolition of existing
RECOMMENDED:
Refuse
- (l) **27B St Thomas Street, Lymington (Application 18/10277) (Pages 111 - 118)**
Use of first-floor and new second floor as two maisonettes; entrance lobby and cycle/bin store on ground floor; roof alterations; ground-floor front extension; front dormers; rooflights; fenestration alterations; access deck; railings (amended plans)
RECOMMENDED:
Refuse
- (m) **3 Lyme fields, Milford-on-Sea SO41 0SU (Application 18/10477 (Pages 119 - 126)**
Roof alterations in association with new first floor; two-storey rear extension; balcony; single-storey front, rear and side extensions; porch; fenestration alterations
RECOMMENDED:
Grant Subject to Conditions
- (n) **Dell Cottage, Buckland Dene, Lymington (18/10386) (Pages 127 - 134)**
Outbuilding
RECOMMENDED:
Grant permission subject to conditions
- (o) **39 Marley Avenue, New Milton (Application 18/10416) (Pages 135 - 142)**
Pool/therapy building; single-storey side extension
RECOMMENDED:
Grant permission subject to conditions

(p) **North End Cottage, North End, Damerham (Application 18/10423) (Pages 143 - 150)**

Single-storey rear extensions; rear porch

RECOMMENDED:

Refuse

(q) **Phoenix Youth Centre, Culver Road, New Milton (Application 18/10441) (Pages 151 - 164)**

Variation of condition 2 of planning permission 17/10160 to allow new plan numbers: 7186-P003 Rev D, 7186-P011 Rev C, 7186-P012 Rev D, 7186-P013 Rev B, 7186-P014 Rev D, 7186-P015 Rev E, 7186-P016 Rev D, 7186-P017 Rev D, 7186-P018 Rev D, 7186-P020 Rev B, 229-400 Rev 02, 229-300 Rev 01, 229-903, 229-901, 229-904, 229-SH 002 Issue 2 (Planting Schedule), 229-SP-001 (Soft Landscaping Specification); removal of conditions 3, 6, 7 and 9

RECOMMENDED:

Grant permission subject to conditions

4. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

To:

Councillors:

Councillors:

W G Andrews (Chairman)
P J Armstrong (Vice-Chairman)
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
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

STATUTORY TESTS

Introduction

In making a decision to approve or refuse planning applications, or applications for listed building consent and other types of consent, the decision maker is required by law to have regard to certain matters.

The most commonly used statutory tests are set out below. The list is not exhaustive. In reaching its decisions on the applications in this agenda, the Committee is obliged to take account of the relevant statutory tests.

The Development Plan

The Development Plan Section 38

The Development Plan comprises the local development plan documents (taken as a whole) which have been adopted or approved in relation to that area.

If regard is to be had to the Development Plan for the purpose of any determination to be made the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Listed Buildings

Section 66 General duty as respects listed buildings in exercise of planning functions. Planning (Listed Buildings and Conservation Areas) Act 1990

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features or special architectural or historic interest which it possesses.

Conservation Areas

Section 72 General duty as respects conservation areas in exercise of planning functions Planning (Listed Buildings and Conservation Areas) Act 1990

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in subsection (1) are the Planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953.

Considerations relevant to applications for residential development

The National Planning Policy Framework (NPPF) set out the Government's planning policies for England and how these are expected to be applied by Local Planning Authorities. These policies are a material consideration in planning decisions.

In relation to housing development, paragraph 47 of the NPPF requires a council's Local Plan to meet the full, objectively assessed needs for market and affordable housing and to identify a five year supply of housing land against its housing requirement. This Council's latest assessment of housing need, as set out in its Strategic Housing Market Assessment (SHMA) indicates a level of need which is considerably in excess of that on which the current Local Plan requirement is based. A new housing requirement figure will be established as part of the Local Plan Review and in this respect it is anticipated that the submission of the Local Plan will be reported to the Council in March 2018. Until then, the level of housing need in the District is sufficiently above the level of housing supply to know that a five year supply of housing land when objectively assessed is not currently available.

In these circumstances, paragraph 14 of the NPPF advises that planning permission for housing development should be granted unless any adverse impacts of doing so would "*significantly and demonstrably outweigh the benefits*" when assessed against the policies of the NPPF as a whole or unless specific policies in the NPPF indicate development should be restricted e.g. Green Belt. This is known as the 'tilted balance' in favour of sustainable development.

Areas of Outstanding Natural Beauty (AONB's)

Section 85. General duty as respects AONB's in exercise of any function Countryside and Rights of Way Act 2000

In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.

Trees

Section 197. Trees Town and Country Planning Act 1990

It shall be the duty of the local planning authority (a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and (b) to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.

Biodiversity

Section 40. Duty to conserve biodiversity Natural Environment and Rural Communities Act 2006

Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

Conservation of Habitats and Species Regulations 2010

Under the provisions of the Conservation of Habitats and Species Regulations 2010, the Council has to ensure that development proposals will not have an adverse impact on the integrity of a designated or candidate Special Area of Conservation (SAC), classified or

potential Special Protection Area (SPA), or listed Ramsar site and mitigation will be required.

Any development involving the creation of new residential units within the District will have such an impact because of the resulting cumulative recreational pressure on these sensitive sites. Under Policy DM3 of the adopted Local Plan Part 2, the Council's general approach is to recognise that the impact is adequately mitigated through the payment of contributions for the provision of alternative recreational facilities, management measures and monitoring.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Financial Considerations in Planning

Section 70 of the Town and Country Planning Act 1990 as amended by the Localism Act 2011 requires all reports dealing with the determination of planning applications to set out how "local financial considerations" where they are material to the decision have been dealt with. These are by definition only Community Infrastructure Levy (CIL) payments and government grant in the form of the New Homes Bonus.

New Forest District Council adopted a CIL charging schedule on 14 April 2014. The implementation date for the charging schedule is 6 April 2015. The New Homes Bonus Grant is paid to the Council by the Government for each net additional dwelling built in the District. The amount paid depends on the Council tax banding of the new dwellings and ranges between £798 and £2,304 per annum for a six year period. For the purposes of any report it is assumed that all new dwellings are banded D (as we don't actually know their band at planning application stage) which gives rise to grant of £1,224 per dwelling or £7,344 over six years.