

12 DECEMBER 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, 12 December 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
M Langdale
* 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

In attendance:

Councillors:

A A Gossage

Officers Attending:

Mrs V Baxter, J Bennett, S Clothier, Miss J Debnam, Mrs C Eyles, D Groom, Mrs R Higgins, R Natt, N Straw and Mrs A Wilson

Apologies

No apologies were received.

27 MINUTES

RESOLVED:

That the minutes of the meeting held on 14 November 2018 be signed by the Chairman as a correct record.

28 DECLARATIONS OF INTEREST

Cllr Crisell disclosed a non-pecuniary interest in application 18/11443 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Davis disclosed a non-pecuniary interest in application 18/11443 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Glass disclosed a non-pecuniary interest in application 18/10801 as a member of Fawley Parish Council which had commented on the application. He also disclosed an interest under common law and did not vote.

Cllr Gossage disclosed a non-pecuniary interest in application 18/11264 as a member of Lymington and Pennington Town Council which had commented on the application.

Cllr L Harris disclosed a non-pecuniary interest in application 18/11443 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Harrison disclosed a non-pecuniary interest in application 18/11443 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Olliff-Cooper disclosed an interest in application 18/11264 on the grounds that the applicant was a personal acquaintance. He concluded that the degree of acquaintance was sufficient to create a danger of a perception of bias and consequently left the meeting for the consideration and voting.

Cllr Penson disclosed a non-pecuniary interest in application 18/11264 as a member of Lymington and Pennington Town Council which had commented on the application.

Cllr Thorne disclosed a non-pecuniary interest in application 18/10801 as a member of Fawley Parish Council which had commented on the application. She also disclosed an interest under common law and did not vote.

Cllr White disclosed a non-pecuniary interest in application 18/11264 as a member of Lymington and Pennington Town Council which had commented on the application. He disclosed a further interest on the grounds that the applicant was a personal acquaintance. He concluded that the degree of acquaintance was sufficient to create a danger of a perception of bias and consequently left the meeting for the consideration and voting.

29 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Former Public Conveniences, School Road, Fawley (Application 18/10801)

Details:

Two-storey building for flexible use (Use Class A1, A2, B1a) (Details of appearance and landscaping, development granted by Outline Permission 14/11133)

Public Participants:

Mrs Armitage – Objector
Mrs Bell - Objector

Additional Representations:

None

Comment:

Cllrs Glass and Thorne disclosed non-pecuniary interests as members of Fawley Parish Council which had commented on the application. They each disclosed a further common law interest and asked that it be recorded that they abstained from voting.

Members were advised of a typographical amendment to condition 4 and an additional condition 5, as set out in the update circulated prior to the meeting.

Decision:

Planning permission subject to conditions

Conditions:

As per report (Item 3(a)), with condition 4 amended to correct the typographical error to “shall” and with the following additional condition:

5. No development, demolition or site clearance shall take place until a method statement for the removal of the hardstanding within the root protection areas of trees on and adjacent to this site shown in the approved development has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and to comply with Policy CS2 of the Core Strategy.

b Land of Aspen Cottage, Hythe Road, Marchwood (Application 18/10888)

Details:

House, detached garage

Public Participants:

Mr Clark - Applicant

Additional Representations:

The Highway Authority confirmed that they had no objections to the revised plans and additional conditions proposed.

The applicant had confirmed that the conifer hedgerow along the roadside had now been removed.

Further details were set out in the update circulated prior to the meeting.

Comment:

It was noted that the applicant had confirmed at the meeting that measures were already in place to minimise disruption in the local area, such as restricted hours of working, the avoidance of deliveries during school drop off and collection times and ensuring that all vehicles and materials were being stored on site.

Decision:

Service Manager Planning Development Control authorised to grant permission.

Conditions/ Agreements/Negotiations:

As per report (Item 3(b)), with the typographical error in condition 12 amended to read “planted”.

c 3 Strides Lane, Ringwood (Application 18/10976)

Details:

Change of use from office (B1) to residential (C3); dormers; rooflight; fenestration alterations; boundary fence; parking

Public Participants:

None

Additional Representations:

Environmental Design – considered that the amended plans addressed concerns about the position of the boundary and the boundary treatment. They raised no objection, subject to the imposition of the proposed conditions.

Comment:

The officer’s recommendation was amended to the granting of permission, as the Environmental Design Team was satisfied with the amended plans.

Decision:

Grant planning permission

Conditions:

As per report (Item 3(c))

d Southampton Road Garage, Southampton Road, Fordingbridge (Application 18/10984)

Details:

Continue siting of portable cabin until September 2021; temporary use of land as open storage and depot (Use Class B8) including deliveries; collection and sales; 2m high security fence and gates (retrospective)

Public Participants:

None

Additional Representations:

None

Comment:

None

Decision:

Grant planning permission

Conditions:

As per report (Item 3(d))

e Nu-Car Diesel Centre Totton Ltd, Totton By-pass, Totton (Application 18/11443)

Details:

Use as car hire centre (Sui Generis Use); single-storey building; remove existing portacabin

Public Participants:

Mr Howells – Applicant's Agent

Additional Representations:

None

Comment:

Cllrs Crisell, Davis. L Harris and Harrison disclosed non-pecuniary interests as members of Totton and Eling 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 to vote.

Decision:

Grant planning permission

Conditions:

As per report (Item 3(e))

f 4 South Street, Pennington, Lymington (Application 18/11264)**Details:**

Use as flat (Use Class C3); external alterations

Public Participants:

Mr Davies – Applicant's Agent

Additional Representations:

None

Comment:

Cllr Gossage disclosed a non-pecuniary interest as a member of Lymington and Pennington 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.

Cllr Olliff-Cooper disclosed an interest on the grounds that he was a personal acquaintance of the applicant. He concluded that the degree of acquaintance was sufficient to create a danger of the perception of bias and left the meeting for the consideration and voting.

Cllr Penson disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. He also disclosed an interest on the grounds that he was a personal acquaintance of the applicant. He concluded that the degree of acquaintance was sufficient to create a danger of the perception of bias and left the meeting for the consideration and voting.

Members noted that all the other shops in this vicinity had been converted to flats under permitted development rights and provided a similar level of accommodation. The current application site did not enjoy the same permitted development rights as its last use was as a café. Members concluded that a residential use of this site was the only viable option for the building, which would otherwise remain unoccupied. They were satisfied that the current plans overcame the previous concern relating to the level of natural light in the proposed flat. The only issue remaining was that of the outlook from the windows of the main habitable rooms. Members considered that the outlook was far from ideal but was outweighed by the benefit of providing a small, affordable unit of accommodation for rent, to act as a stepping stone within the private rented sector. Occupants were likely to be working and therefore less vulnerable to the poor outlook.

Decision:

Grant planning permission

Conditions:

Such conditions as the Service Manager Planning Development Control deems appropriate.

30 SCHEME OF DELEGATION OF POWERS TO OFFICERS

RESOLVED:

That the scheme of delegation of powers to officers be updated so that all delegations currently to the Principal Planning Officers are also delegated to the Planning Implementation and Enforcement Team Leader.

CHAIRMAN