

9 JANUARY 2019

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 January 2019

* 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:

J E Binns (for application 18/11586)

Officers Attending:

I Barker, Mrs V Baxter, S Belli, J Bennett, Ms J Colclough, Miss J Debnam,
Mrs C Eyles, D Groom, R Natt, R Payne, Mrs V Potter and Mrs A Wilson

Apologies:

Apologies for absence were received from Cllrs Armstrong (Vice-Chairman) and
Olliff-Cooper.

31 MINUTES

RESOLVED:

That the minutes of the meeting held on 12 December 2019 be signed by the
Chairman as a correct record.

32 DECLARATIONS OF INTEREST

Cllr Crisell disclosed a non-pecuniary interest in application 18/11436 as a member
of Totton and Eling Town Council which had commented on the application.

Cllr Davis disclosed a non-pecuniary interest in application 18/11436 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Glass disclosed a non-pecuniary interest in application 18/11586 as a member of Fawley Parish Council which had commented on the application.

Cllr L Harris disclosed a non-pecuniary interest in application 18/11436 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Harrison disclosed a non-pecuniary interest in application 18/11436 as a member of Totton and Eling Town Council which had commented on the application.

Cllr Thorne disclosed a non-pecuniary interest in application 18/11586 as a member of Fawley Parish Council which had commented on the application.

33 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Druces Acres, Salisbury Road, Ibsley, Ellingham, Harbridge & Ibsley (Application 17/11180)

Details:

Siting of caravan for an agricultural worker (Retrospective)

Public Participants:

Mrs Hutchison – Applicant

Parish Cllr Burtenshaw – Ellingham, Harbridge and Ibsley Parish Council.

Additional Representations:

The Applicant confirmed their willingness to relocate the mobile home within the site but, because the weather could make ground conditions too wet over the winter, asked for flexibility on the time allowed.

One additional objection on the grounds of loss of grazing land; insufficient evidence of a viable business; no functional need for an on-site worker; inconsistencies in the number of animals on site.

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

Comment:

The officer's recommendation was amended to allow the applicant until 30 April 2019 to relocate the mobile home.

Members considered that the landscaping plan should ensure that there was immediate mitigation of the visibility of the structure by ensuring the installation of screening fencing and that the hedgerow to be planted was of native species and of sufficient height. Members were reassured that

condition 5 would ensure that the operation of the site would not allow phosphates to affect the River Avon Special Area of Conservation. Provided this requirement was met, there was no need to require that a sealed septic tank was installed.

Decision:

Service Manager Planning Development Control authorised to grant permission.

Conditions/Agreements/Negotiations:

As per report (Item 3 (a)), with the period for the compliance with the requirement to relocate the mobile home amended to 30 April 2019 and the imposition of any additional condition on landscaping that the Service Manager Planning Development Control deems appropriate.

b Druces Acres, Salisbury Road, Ibsley, Ellingham, Harbridge & Ibsley (Application 18/10237)

Details:

Birthing shelter/Store (Retrospective)

Public Participants:

Parish Cllr Burtenshaw – Ellingham, Harbridge and Ibsley Parish Council

Additional Representations:

One additional letter of objection on the grounds that the building contained 5 loose boxes; was used for stabling horses and ponies; was excessive for the number of new born alpacas. Further details were set out in the update circulated prior to the meeting.

Comment:

Members considered that the building could only be justified in support of the proposed agricultural enterprise and for the use of alpacas. Should the agricultural enterprise fail to prove viability at the end of a 3 year period the building should be removed from the site, in its entirety, including the concrete base. In addition, members considered that there should be no external lighting to the building and the storage of rain water from the building controlled.

Decision:

That a temporary permission be granted for a period of 3 years, to coincide with the consent for the stationing of a mobile home on the site

Conditions:

1. The building shall be removed from the site and the land restored to a condition which has first been agreed by the Local Planning Authority within three years of the date of this planning permission, unless the prior written approval of the Local Planning Authority to retain the building is first forthcoming.

Reason: To protect the amenities of the area in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy), should the agricultural enterprise cease to operate from the land.

2. The development permitted shall be retained in accordance with the following approved plans: Amended 1:2500 Location Plan, Drawing number ZH-01-A, 1:100 West Elevation, 1:100 North Elevation and 1:100 Floor Plan.

Reason: To ensure satisfactory provision of the development.

3. No external lighting shall be installed on the site before details of such proposals have first been submitted to and approved by the Local Planning Authority in writing.

Reason: To protect the amenities of the area in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

4. Within two months of the date of this permission, details of the means of disposal of surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

c Land off Mountfield, Hythe (Application 18/10838)

Details:

4 detached chalet bungalows; garages and parking; associated access (Outline application with details only of access and layout).

Public Participants:

Mr Caldwell – Applicant's Agent
Mr Taylor – Objector
Mr Giles - Objector

Additional Representations:

The Ecologist advised that the amended plan and additional information did not significantly change the ecological aspects of the proposal

The Landscape Team maintained reservations over the proximity of plot 1 to the boundary hedge and the longer term management and maintenance of the remaining land

I additional objection in the same terms as set out in the report

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

Comment:

Members were advised that, should members decide, in principle, to approve the application, it would need to be referred to the Secretary of State under the procedures for a departure from policy. The Committee was also advised that the officers considered that amended plans should be submitted redefining the red line to confine the area of the site over which the principle of development was established through this consent.

Members requested that consideration should be given to protecting further trees on this site through tree preservation orders.

Decision:

- (a) Service Manager Planning Development Control authorised to grant permission.
- (b) That the tree officer be urged to consider the protection of further trees on this site through the imposition of additional tree preservation orders.

Conditions/Agreements/Negotiations:

As per report (item 3 (c)), with the authorisation to the Service Manager Planning Development Control also subject to the satisfactory referral of the application to the Secretary of State under the procedures for a departure from policy.

d New Forest Water Park, Ringwood Road, Fordingbridge (Application 18/11130)

Details:

Clubhouse and additional accommodation for fishery manager.

Public Participants:

None

Additional Representations:

One additional letter of support from the applicant's agent which had been circulated to members directly.

Comment:

None

Decision:

Refused.

Reasons:

As per report (Item 3 (d))

e Communications Site at CAT Plantation, Ringwood Road, Hinton, Bransgore (Application 18/11316)

Details:

35m high lattice telecommunications mast; equipment cabinet and ancillary development.

Public Participants:

Mr Morris – applicant's representative

Additional Representations:

The New Forest National Park Authority raised no objection

The applicant had submitted additional information to establish that the proposal demonstrated that there were very special circumstances that

justified inappropriate development in the Green Belt.

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

Comment:

The Committee was advised that, should they be satisfied that the proposal, in its own right, demonstrated that there were very special circumstances that justified inappropriate development in the countryside then the proposed S106 Agreement would not be necessary. However, a new press and site notice notifications had been published, expiring on 1 February 2019. The officer's recommendation was amended to reflect these changes in the authorisation to the Service Manager Planning Development Control.

Members considered that it was essential that there was a substantial tree screen maintained around this mast in perpetuity, and a condition should be imposed to this effect.

Decision:

Service Manager Planning Development Control authorised to grant permission.

Conditions/Agreements/Negotiations:

Subject to there being no substantive additional comments received by 1 February 2019 in response to the revised press and site notices and with the addition of the conditions set out in the report together with an additional condition to secure the long-term retention of a substantial tree screen around the mast.

f 306 Calmore Road, Calmore, Totton (Application 18/11436)

Details:

Chalet bungalow; demolition of existing building.

Public Participants:

None

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 concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

Decision:

Planning permission

Conditions:

As per report (Item 3 (f))

g Forest Lodge Home Farm, Fawley Road, Hythe (Application 18/11586)**Details:**

Variation of conditions 19 and 20 of Planning Permission 16/10450 to allow screening operations

Public Participants:

None

Additional Representations:

Cllr McEvoy raised objection.

The Chair of the Netley View Residents Association raised objection

The Applicant's Agent had submitted additional information in response to questions from the County Council's case officer.

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

Comment:

Cllrs Glass and Thorne disclosed non-pecuniary interests as members of Fawley Parish Council which had commented to the County Council on this application. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

As County Councillors, Cllrs Carpenter, Harrison and White asked that it be recorded that they were taking their decision on the information before them at this time but reserved the right to change their view in the light of any further information that became available.

The Committee considered that the screening of materials on the site had the potential to create noise, dust and disturbance that would be injurious to the health and amenities of the local residents. Accordingly, they considered that the site should be operated in strict accordance with the conditions attached to the original consent.

Decision:

That objection be raised to the proposal on the grounds that the screening of materials on the site had the potential to create noise, dust and disturbance that would be injurious to the health and amenities of the local residents.

CHAIRMAN