

12 JUNE 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, 12 June 2019

Cllr Christine Ward (Chairman)

* Cllr Christine Hopkins (Vice-Chairman)

Councillors:

- * Sue Bennison
- * Hilary Brand
- Fran Carpenter
- * Rebecca Clark
- * Anne Corbridge
- * Kate Crisell
- * Arthur Davis
- * Jan Duke
- * Barry Dunning

Councillors:

- * Allan Glass
- * David Hawkins
- * Maureen Holding
- * Mahmoud Kangarani
- * Joe Reilly
- * Tony Ring
- * Ann Sevier
- * Beverley Thorne
- Malcolm Wade

*Present

Officers Attending:

Vivienne Baxter, Jim Bennett, Arran Harmer, Richard Natt, Grainne O'Rourke, Claire Upton-Brown, Ann-Marie Wade and Karen Wardle

Apologies:

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

The Vice-Chairman, Cllr Hopkins in the Chair.

6 MINUTES

RESOLVED:

That the minutes of the meetings held on 1 and 20 May 2019 be agreed as correct records and signed by the Chairman.

7 DECLARATIONS OF INTEREST

Cllr R Clark disclosed a non-pecuniary interest in application 19/10094 as a family member used the facility and as member of Hythe and Dibden Parish Council, which had commented on the application.

Cllr Corbridge disclosed a non-pecuniary interest in applications 19/10194 and 19/10279 as a member of Lymington and Pennington Town Council which had commented on the application.

Cllrs Crisell, Davis and Kangarani disclosed a non-pecuniary interest in application 19/10047 as members of Totton and Eling Town Council, which had commented on the application.

Cllr Dunning disclosed a non-pecuniary interest in applications 19/10194 and 19/10279 as a member of the Planning Committee of Lymington and Pennington Town Council, which had commented on the application.

Cllr Hawkins disclosed a non-pecuniary interest in application 19/10478 as a member of the Planning Committee of New Milton Town Council, which had commented on the application.

Cllr Ring disclosed a non-pecuniary interest in application 19/10112 as a member of the Planning Committee of Ringwood Town Council, which had commented on the application.

8 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Club House, New Forest Water Park, Ringwood Road, Fordingbridge (Application 18/11690)

Details:

Three-storey extension; extend side dormers; balcony; rooflights; garage/store

Public Participants:

Mr Jury (Applicant)

Additional Representations:

An additional letter from the planning consultant acting on behalf of the applicant, as per update note circulated prior to the meeting.

Comment:

The applicant advised the Committee that the existing accommodation was of mixed use, used for both residential and business purposes. The application proposed to increase the accommodation to meet the increased needs of the business and provide better residential facilities, for example, a dedicated kitchen for residential use. Members noted Policy DM20 regarding residential development in the countryside which would only be permitted in exceptional circumstances. It was also noted that extensions should not normally provide an increase in floorspace of more than 30%. In this instance, officers' reported that the proposals represented a 60% increase. After discussion regarding the nature of the use of the proposed application, it was proposed to defer the application in order for clarification to be sought with the applicant as to exactly how the additional accommodation was to be used.

Cllrs Holding and Reilly were unable to vote on this application as they had been absent for part of the consideration of this item.

Decision:

Deferred.

Conditions / Reasons:

N/A

b 5 Sheridan Gardens, Totton (Application 19/10047)**Details:**

First-floor side extension

Public Participants:

Ann Haywood (Objector)

Additional Representations:

None.

Comment:

Cllrs Crisell, Davis and Kangarani disclosed a non-pecuniary interest 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.

The Committee was advised of the deletion of paragraph 13.1 and note in section 14 of the report, as set out in the update circulated prior to the meeting.

Cllr Holding was not present for this item.

Decision:

Refuse

Conditions / Reasons:

As per report (Item 3b).

c All Weather Sports Pitch, Applemore College, Roman Road, Dibden Purlieu, Hythe (Application 19/10094)**Details:**

Variation of condition 3 of Planning Permission 13/11340 to allow use of pitch between 09:00 – 22:00hrs Monday to Friday

Public Participants:

Mr Marsh (Applicant)
Mr Stephen Green (Objector)

Additional Representations:

Hampshire Fire Services, as per update note.

Comment:

Cllr R Clark disclosed a non-pecuniary interest as a member of Hythe and Dibden Parish Council which had commented on the application. Cllr Clark also reported that a family member used the facility. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Environmental Health reported that three complaints had been received in relation to the Sports Pitch over the last three years but following investigation did not consider them to be a statutory nuisance. Concern was however expressed amongst members regarding the proposed hour extension and the potential for increased noise nuisance and therefore a temporary grant to vary the condition for a period of 12 months was proposed.

Decision:

Grant the variation of the condition for a temporary period of 12 months.

Conditions / Reasons:

As per report (Item 3c)

d 34A Christchurch Road, Ringwood (Application 19/10112)**Details:**

Alternations to ground floor shop; block up existing windows; second-floor extension to create two 1 bed flats; demolition of single-storey rear extension and rear extension to provide one 2 bed flat and one attached 3 bed house

Public Participants:

Giles Moor, Anders Roberts & Assoc (Agent)
Anne-Marie Wade, Environmental Health (Pollution)

Additional Representations:

Additional letter of support had been received from Goadsby Estate Agency, as per update note circulated prior to the meeting.

Comment:

Cllr Ring disclosed a non-pecuniary interest as a member of the Planning Committee of Ringwood Town Council which had commented on the application. Cllr Ring did not vote on this application but was present during the consideration of this item.

Members noted that the proposal was for a car free development. This was considered to be acceptable by officers due to the town centre nature of the proposal with good transport links and access to services. It was requested that a condition be added regarding the provision of bicycle storage.

Decision:

Grant subject to conditions in the report and one additional condition relating to bicycle parking.

Conditions / Reasons:

As per report (Item 3d) and an additional condition, set out below:

Prior to the commencement of development, provision for secure cycle storage shall be provided in accordance with a scheme to have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained.

Reason: To ensure adequate provision for cycle storage for dwellings within the phase in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

e Land adjacent to Halyard House & rear of 4 Avenue Road, Lymington (Application 19/10194)

Details:

Bungalow; parking; bin store; landscaping; access from Avenue Road

Public Participants:

Bob Hull on behalf of D W Marsh Architectural Design Ltd (Agent)

Additional Representations:

None.

Comment:

Cllr Corbridge disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Cllr Dunning disclosed a non-pecuniary interest as a member of the Planning Committee of Lymington and Pennington Town Council. Cllr Dunning did not vote on this application but was present during the consideration of this item.

The Committee was advised of the amendments to the report, as set out in the update circulated prior to the meeting.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3e).

f Lambwood, Farmers Walk, Everton, Hordle (Application 19/10234)**Details:**

Variation of condition 2 of Planning Permission 17/11756 to allow amended plans ASP.PL.17.145.003 rev A; ASP PL.17.145.004 rev A; ASP.PL.17.145.005 rev A; ASP.PL.17.006 rev A to allow new windows to side elevation on both properties

Public Participants:

None.

Additional Representations:

None.

Comment:

The Case Officer reported that the update note had been printed incorrectly. Paragraphs 13.1, 13.2 and note 1 in section 4 should be deleted from the report.

A note from Cllr Carpenter was read out to the Committee in relation to this application.

Cllrs Davis and Holding were not present for this item.

Cllr Duke was unable to vote on this application as she had been absent for part of the consideration of this item.

Decision:

that the Chief Planning Officer be authorised to grant permission subject to:

- i) the completion of a satisfactorily worded S.106 Agreement relating to the provision of Habitat Mitigation and;
- ii) the imposition of conditions

Conditions / Reasons:

As per report (Item 3f).

g Seletar Cottage, 1 Old Farm Walk, Lymington (Application 19/10279)

Details:

Replacement dormers (Retrospective) cedar cladding; slate cladding; render existing walls

Public Participants:

Deborah Slade on behalf of Morgan Building Design (Agent)
Dr Colin Holly (Objector)

Additional Representations:

Representation received from neighbour, as per update note.

Comment:

Cllr Corbridge disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. She concluded that there were no grounds under common law on prevent her from remaining in the meeting to speak and vote.

Cllr Dunning disclosed a non-pecuniary interest as a member of the Planning Committee of Lymington and Pennington Town Council. Cllr Dunning did not vote on this application but was present during the consideration of this item.

The Committee was advised of the amendments to the report as set out in the update circulated prior to the meeting.

The Committee felt that the design of the dormer windows with cedar cladding was not in keeping with the street scene and was out of character to the area.

Members requested officers to check that the works carried out to the property, which were not subject to the application, had been carried out within permitted development rights.

Cllr Holding was not present for this item.

Decision:

Refuse

Conditions / Reasons:

Reason for Refusal: By virtue of the design and appearance of the front dormer windows, the proposal would be an obtrusive form of development which would have an unacceptable impact on the street scene. This would be contrary to policy CS2 of the New Forest District Council Core Strategy.

**h Glasshouse Studios, Fryern Court Road, Burgate, Fordingbridge
(Application 19/10291)**

Details:

Amendments to existing hardsurfacing and car parking area

Public Participants:

Tom Whild, (Ken Park Planning Consultants - Agent)

Comment:

The Committee were advised of a revised working to condition 2 (landscaping) as set out in the update circulated prior to the meeting.

Members expressed concern regarding the surface of the hardstanding. They wanted to ensure that it was permeable in order to prevent surface run off. It was noted that the application proposed additional trees and soft landscaping, however members, requested that the number of trees planted be maximised. Therefore it was agreed there should be a condition to cover the surface of the hardstanding to allow drainage.

Cllr Corbridge was unable to vote on this application as she was absent for part of the consideration of the item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3h), a revised condition 2 (landscaping) (as per update note circulated prior to the meeting) which referred to planting and an additional condition set out below:

Within 3 months from the date of this decision, the details of the means of disposal of surface water of the approved hardstanding area to be used for car parking shall be submitted to and approved in writing by the Local Planning Authority. Within 6 months from the date of permission, the approved hardsurfacing surface water scheme shall be implemented in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the drainage arrangements area 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 the New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

i Old Forge, Salisbury Road, Breamore (Application 19/10408)

Details:

Variation of condition 3 of Planning Permission 16/10602 to allow longer letting periods

Public Participants:

None.

Additional Representations:

None.

Comment:

The Case Officer reported that the update circulated to the Committee prior to the meeting was incorrect and that the update under Item 3f referred to this application.

Cllrs Davis, Holding and Reilly were not present for this item.

Decision:

That the Chief Planning Officer be authorised to grant permission subject to:

- i) the completion of a S.106 Agreement relating to Habitat Mitigation and;
- ii) the imposition of conditions

Conditions / Reasons:

As per report (Item 3i) and removal of condition 3, as per update note circulated prior to the meeting.

j 9-11 Old Milton Road, New Milton (Application 19/10478)

Details:

Display 1 internally illuminated wall mounted logo sign (Application for Advertisement Consent)

Public Participants:

Ross Wilkins, Ross Nicholas and Company (Applicant)

Additional Representations:

None.

Comment:

Cllr Hawkins disclosed a non-pecuniary interest as a member of the Planning Committee of New Milton Town Council which had commented on

the application. Cllr Hawkins did not vote on the application but was present during the consideration of the item.

The Committee was advised of the amendments to the report as set out in the update circulated prior to the meeting.

Cllrs Davis and Holding were not present for this item. Cllr Dunning was unable to vote on this application as he had been absent for part of the consideration of this item.

Decision:

Grant advertisement consent

Conditions / Reasons:

As per report (Item 3j).

9 DELEGATION OF POWERS TO OFFICERS

It was reported that the job title in the table in 1.4 of the report should read Development Management Team Leader and not Development Control.

RESOLVED:

That the Scheme of Delegation of Powers to Officers be updated as detailed below:

Source	Power Delegated	Delegated to
Conservation of Habitats and Species Regulations 2010	To make an appropriate assessment, approve a development or otherwise exercise all powers and duties, to take all necessary action and make all decisions on behalf of the Local Planning Authority or a Competent Authority.	Executive Head, or Chief Planning Officer, or Service Manager, Development Management Team Leader, Planning Performance Team Leader, or Principal Planning Officer, or Senior Planning Officer.
Conservation of Habitats and Species Regulations 2017	To make an appropriate assessment, approve a development or otherwise exercise all powers and duties, to take all necessary action and make all decisions on behalf of the Local Planning Authority or a Competent Authority.	Executive Head, or Chief Planning Officer, or Service Manager, Development Management Team Leader, Planning Performance Team Leader, or Principal Planning Officer, or Senior Planning Officer.

CHAIRMAN