

11 DECEMBER 2019

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 11 December 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:

Stephen Belli, Jim Bennett, Jo Chambers, Richard Natt, Rosie Rigby, Claire Upton-Brown, Karen Wardle and Amanda Wilson

Apologies

Apologies for absence were received from Cllrs Brand, Glass, Hawkins and Ring.

27 MINUTES

RESOLVED:

That the minutes of the meeting held on 13 November 2019 be agreed as a correct record and signed by the Chairman.

28 DECLARATIONS OF INTEREST

Cllrs Crisell and Davis disclosed a non-pecuniary interest in application 19/10945 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.

Cllrs Carpenter and M Wade disclosed a non-pecuniary interest in application 19/11056 as members of Hampshire County Council, which owned the application site and had commissioned a third party to develop the site. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

Cllr C Ward disclosed a non-pecuniary interest in application 19/11056 as a member of New Milton 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 Thorne disclosed a non-pecuniary interest in application 19/11223 as a member of Fawley Parish 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.

29 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a 42 Downs Park Avenue, Eling, Totton (Application 19/10945)

Details:

Convert bungalow into two dwellings

Public Participants:

None

Additional Representations:

None

Comment:

Cllrs Crisell and Davis disclosed a non-pecuniary interest 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.

The Case Officer reported a change of the recommendation for the Chief Planning Officer to be authorised to grant permission, subject to conditions. This was due to the consultation period expiring on 11 December 2019.

Cllr Holding 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 conditions.

Conditions / Reasons:

As per report (Item 3a) and the amended recommendation as reported at the meeting.

b Land rear of the White Horse, Keyhaven Road, Milford-On-Sea (Application 19/10998)

Details:

3 dwellings; access; associated parking and landscaping

Public Participants:

Mr Bennett, Ken Parke Planning Consultants (Agent)
Mrs Brushwood (Objector)
Cllr Patricia Banks, Milford on Sea Parish Council

Additional Representations:

None

Comment:

The Case Officer reported an amendment to the recommendation to give authority to the Chief Planning Officer to grant planning permission. This was as a result of no 10 Keyhaven Road being omitted from the initial consultation and had until 20 December 2019 to submit a representation. This had been detailed in the update note circulated prior to the meeting, although the Committee noted that the incorrect house number in Keyhaven Road had been cited.

The Case Officer also reported an additional condition to prohibit any access onto Grebe Close from plot 1.

Decision:

That the Chief Planning Officer Planning Development Control be AUTHORISED TO GRANT PERMISSION subject to:

- (i) No new material objections being received by 20 December 2019 from the neighbouring property at no 10 Keyhaven Road; and
- (ii) The imposition of the conditions set out in the report and an additional condition preventing any future access onto Grebe Close.

Conditions / Reasons:

As per report (Item 3b) and update note.

Additional Condition

The existing boundary fence as marked between X-Y on the approved plan ADP/1850/P/402A shall be permanently retained and maintained and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising revoking and re-enacting that Order with or without modification), no means of vehicular or pedestrian access to the highway 'Grebe Close' shall be formed, without the prior written approval of the Local Planning Authority. Any replacement fence, between X-Y on the approved plan ADP/1850/P/402A shall match the existing fence in terms of height and positioning.

Reason: In the interest of amenity in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

c Fernmount House, Forest Pines, New Milton (Application 19/11056)

Details:

Demolition of the existing buildings and redevelopment for 50 no. extra care units in a mix of 1 and 2 bedrooms and associated landscaping, drainage and highway works

Public Participants:

Mr Maggs and Mr Sulley, Asbri Planning Ltd (Agent)

Additional Representations:

Additional comments had been received from New Milton Town Council and Southern Water, as per update note circulated prior to the meeting.

Comment:

Cllrs Carpenter and M Wade disclosed a non-pecuniary interest as members of Hampshire County Council, which owned the application site and had commissioned a third party to develop the site. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

Cllr C Ward disclosed a non-pecuniary interest as a member of New Milton 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.

The Case Officer reported a minor addition to the recommendation and amendments to conditions 2 and 13, which were detailed in the update note circulated prior to the meeting.

The Committee also wished to congratulate New Milton Town Council on their work and support on this scheme.

Decision:

That the Chief Planning Officer be AUTHORISED TO GRANT PERMISSION subject to:

- i) The completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:
 - a) Public open space off site contribution of £37,312.00 as per Core Strategy Policy CS7;
 - b) A minimum of 40% of the units to be affordable as per Core Strategy Policy CS15 with 20 units to be offered for affordable rent;
 - c) Future nomination and allocation to affordable housing in line with the District and County Council's agreed nomination and allocation principles

- ii) The imposition of the conditions set out in the report, together with any other conditions as may be required at the discretion of the Chief Planning Officer.

Conditions / Reasons:

As per report (Item 3c) and update note.

d Court Orchard, New Road, Rockbourne (Application 19/11070)

Details:

House; garage; associated landscaping and parking; demolish of existing

Public Participants:

Mr Smallman, Pro Vision (Agent)

Additional Representations:

Further comments had been received from Cllr Edward Heron and NFDC Tree Officer, as per update note circulated prior to the meeting.

Comment:

The Case Officer reported that conditions 9-11 should be deleted and additional conditions regarding tree protection and site storage, as per update note circulated prior to the meeting.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3d) and update note.

e Ebenezer Cottage, West Common, Langley, Fawley (Application 19/11223)

Details:

Proposed ancillary building

Public Participants:

None

Additional Representations:

Four further letters of representation had been received, as per update note circulated prior to the meeting.

Comment:

Cllr Thorne disclosed a non-pecuniary interest as a member of Fawley Parish 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.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3e)

CHAIRMAN