

8 JANUARY 2020

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 8 January 2020

- * 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, Jo Chambers, Jacky Dawe, Warren Lever, Andrew Kinghorn, Richard Natt, James Palmer, Claire Upton-Brown and Karen Wardle

Apologies:

Apologies for absence had been received from Cllrs Brand, Crisell, Reilly and Ring.

30 MINUTES

RESOLVED:

That the minutes of the meeting held on 11 December 2019 be agreed as a correct record and signed by the Chairman.

31 DECLARATIONS OF INTEREST

Cllrs Carpenter and M Wade disclosed a non-pecuniary interest in application 19/11160 as members of Hampshire County Council, which had submitted 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.

Cllr Corbridge disclosed an interest in application 19/1160 as she knew an objector of the application. She did not vote on the application but remained present during the consideration of the item.

Cllr Hawkins disclosed a non-pecuniary interest in applications 19/11160 and 19/11288 as a member of the Planning Committee of New Milton Town Council which had commented on the applications. Cllr Hawkins did not vote on the applications but was present during the consideration of the items.

Cllr C Ward disclosed a non-pecuniary interest in applications 19/11160 and 19/11288 as a member of New Milton Town Council, which had commented on the applications. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Cllr Glass disclosed a non-pecuniary interest in application 19/11116 as a member of Fawley Parish Council which had commented on the application. Cllr Glass did not vote or participate in this item but remained present during the consideration of the item.

Cllr Thorne disclosed a non-pecuniary interest in application 19/11116 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.

32 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land of 8 Laurel Close, Hordle (Application 19/11065)

Details:

2 dwellings; associated parking (outline application with all matters reserved)

Public Participants:

Jerry Davies, Jerry Davies Planning Consultancy (Agent)

Additional Representations:

None

Comment:

None

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3 (a))

b Ashley Junior School, Normans Way, Ashley, New Milton (Application 19/11160)

Details:

Installation of a security fence (Revised Location) (Retrospective)

Public Participants:

Steve Michel (Objector)

Additional Representations:

None

Comment:

Cllrs Carpenter and M Wade disclosed a non-pecuniary interest as members of Hampshire County Council, which had submitted the application. They concluded that as they had not had any involvement in the application there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

Cllr Corbridge disclosed an interest as she knew an objector of the application. She did not vote on the application but remained present during the consideration of the item.

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.

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.

Members expressed their disappointment that the security fence had not been constructed as per the approved planning application. Members felt that there was detrimental harm in relation to impact on the visual amenity of the nearby residents. They felt that the location of the fence was unacceptable, that it would have an unacceptable visual impact on the open appearance of the area and sense of enclosure.

Decision:

Refuse

Conditions / Reasons:

The security fence is considered to be detrimental to the amenity of adjoining residential properties by virtue of its visual impact on the open appearance of the area and by creating an unacceptable sense of enclosure, contrary to adopted policy CS2 of the Core Strategy for the New Forest District outside the National Park.

c Land of 83 Oakley Close, Holbury Fawley (Application 19/11116)

Details:

Attached dwelling

Public Participants:

None

Additional Representations:

The Case Officer reported that additional comments had been received from the Highway Authority regarding the proposed removal of existing vegetation. No objection had been raised subject to the imposition of conditions. This had been reported in the update note circulated prior to the meeting.

Comment:

Cllr Glass disclosed a non-pecuniary interest as a member of Fawley Parish Council which had commented on the application. Cllr Glass did not vote or participate in this item but remained present during the consideration of the item.

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.

The Case Officer reported that amended plans had been submitted showing three off-street parking spaces and therefore the Highway Authority had been re-consulted on this amendment. The recommendation to the Committee was therefore changed to reflect the consultation with the Highway Authority. The applicant had also confirmed that they would enter into a Grampian condition with regard to nitrate neutrality. An Appropriate Assessment had been carried out which confirmed that there were no adverse impact matters of nature conservation. A further amendment to the recommendation was proposed. These issues had been reported in the update note circulated prior to the meeting.

Decision:

That Delegated Authority be given to the Chief Planning Officer to grant planning permission subject to:

- i) No adverse comments from the Highway Authority; and
- ii) The imposition of the conditions set out in the report and any additional conditions.

Conditions / Reasons:

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

**d Land rear of 9 Uplands Avenue, Barton-On-Sea, New Milton
(Application 19/11288)**

Details:

Variation of conditions 2, 4 & 10, of planning permission 19/10258 to lose oak tree and update landscaping plan

Public Participants:

None

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.

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 that an amended landscape plan had been submitted showing the replacement tree to be a silver birch. As a result of this, an amended plan number was awaited and condition 2 would need to be amended to reflect the number of the approved plan. A new condition and a revised recommendation was also proposed. This had been included in the update note circulated prior to the meeting.

Members heard from the Tree Officer that the tree had been lopped to such an extent that in his professional opinion, it had had a detrimental impact on the amenity value and the health of the tree. Members however expressed the view that the oak tree did have an amenity value as it was still alive and should be left. It was hoped that over time the tree would recover. The Committee therefore felt that the conditions attached to planning permission 19/10258 still served a planning purpose.

Members requested that a letter be written to the original developer on behalf of the Committee expressing their disappointment that the tree had been cut back so severely.

Decision:

Refuse the variation of conditions

Conditions / Reasons:

The tree continues to make a positive contribution to the wider area. The conditions still serve a planning purpose and are necessary to meet the requirements of sustainable development. The proposal would be contrary to policies CS1 and CS2 of the New Forest District Council Core Strategy and Policies 1 and 13 of the emerging Local Plan 2016-2036 Part 1: Planning Strategy.

e Avon Farm, Ringwood Road, Avon, Sopley (Application 18/11595)**Details:**

Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farm House Building. External alterations to replace existing windows and door

Public Participants:

Carol Evans, Evans & Traves LLP (Agent)

Additional Representations:

A representation had been received from Natural England which stated that if a sealed cesspit is used rather than a sewage treatment plant, they would have no objection.

Comment:

The Case Officer confirmed that the applicant will install a sealed cesspit and as a result of that, an amended condition 4 was proposed, as per update note circulated prior to the meeting.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3(e)) and amended condition 4

f Avon Farm, Ringwood Road, Avon, Sopley (Application 18/11596)**Details:**

Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farm House Building; Internal alterations; External alterations to replace existing windows and doors (Application for Listed Building Consent)

Public Participants:

Carol Evans, Evans & Traves LLP (Agent)

Additional Representations:

None

Comment:

The Case Officer reported an amendment to condition 3 (f), regarding the details of a sealed cesspit, as per update note circulated prior to the meeting.

Decision:

Grant Listed Building Consent subject to conditions

Conditions / Reasons:

As per report (Item 3(f)) and amended condition 3

g Cross Cottage, Salisbury Road, Burgate, Fordingbridge (Application 19/10990)

Details:

Car port with additional storage

Public Participants:

Mike Etherington (Applicant)

Additional Representations:

None

Comment:

The Committee noted that one of the concerns in the report was the proposed position of car port on the setting of the listed building and adjoining listed buildings. Members heard from the applicant and questioned whether it would be possible to move the proposed position of the car port to an alternative location which would have less impact on the setting of the listed building. They noted that the site had a number of constraints but that it was possible for an alternative location to be considered.

Members therefore proposed to defer the application in order for the applicant to submit revised plans with an alternative location. The plans should show the relationship between the proposed car port and the listed building. The Committee requested that the revised application should be brought back to the next meeting of the Planning Committee, if possible.

Decision:

Defer

Conditions / Reasons:

To allow the applicant to submit revised plans with an alternative location for the car port.

CHAIRMAN