

12 FEBRUARY 2020

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 12 February 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

In attendance:

Councillors:

Diane Andrews (Minute no 35)

Officers Attending:

Alastair Barnes, Vivienne Baxter, Stephen Belli, Kate Cattermole, Jo Chambers, Joanna Curtis Newberry, Arleta Miszewska, Richard Natt, Claire Upton-Brown, Karen Wardle and Amanda Wilson

Apologies

Apologies for absence were received from Cllrs Clark and Thorne.

33 MINUTES

RESOLVED:

That the minutes of the meeting held on 8 January 2020 be agreed as a correct record and signed by the Chairman.

34 DECLARATIONS OF INTEREST

Cllr Hawkins disclosed a non-pecuniary interest in applications 19/11118, 19/11167, 19/11409 and 19/11434 as a member of the Planning Committee of New Milton Town Council which had commented on these applications. Cllr Hawkins did not participate or vote on the applications but was present during the consideration of the items.

Cllr Wade disclosed a non-pecuniary interest in applications 19/10880 and 19/11360 as a member of the Planning Committee of Hythe and Dibden Parish Council which had commented on these applications. He concluded that as he had not voted on these applications there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Ward disclosed a non-pecuniary interest in applications 19/11118, 19/11167, 19/11409 and 19/11434 as a member of New Milton Town Council which had commented on these applications. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

35 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Parsonage House, Green Lane, Fordingbridge (Application 19/10339)

Details:

First-floor rear extension

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Carpenter was not present for this item.

Decision:

Refuse

Conditions / Reasons:

As per report (Item 3a)

b Parsonage House, Green Lane, Fordingbridge (Application 19/10340)

Details:

First-floor rear extension; create opening through first floor gable wall
(Application for Listed Building Consent)

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Carpenter was not present for this item.

Decision:

Refuse listed building consent

Conditions / Reasons:

As per report (Item 3b)

c 2 South Street, Hythe (Application 19/10880)**Details:**

Variation of condition 2 of planning permission 17/11646 to allow alterations to doors; windows; porches; balconies; smoke vent; brick pier support to undercroft parking; path; 2 single dormer windows on south east elevation

Public Participants:

Simon Cater (Agent)

Additional Representations:

None

Comment:

Cllr Wade disclosed a non-pecuniary interest as a member of the Planning Committee of Hythe and Dibden Parish Council which had commented on the application. He concluded that as he had not voted on the application there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

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 the prior completion of a Section 106 legal agreement and conditions

Conditions / Reasons:

As per report (Item 3c)

d 2 South Street, Hythe (Application 19/10949)

This application had been WITHDRAWN.

e 23 Mount Avenue, New Milton (Application 19/11118)**Details:**

Demolish existing garage, and erection of detached house with parking, access alterations

Public Participants:

David Cashman, Barrell Tree Consultants (on behalf of the applicant)
Cllr Keith Craze, New Milton Town Council

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 participate or vote on the application but was present during the consideration of the item.

Cllr 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.

Decision:

Refuse

Conditions / Reasons:

As per report (Item 3e)

f Perhaver, Barton Common Road, Barton-on-Sea, New Milton (Application 19/11167)**Details:**

8 no 2 bedroom flats with parking, bin & cycle stores; demolish existing

Public Participants:

Dan Wilden on behalf of AJ Developments (Applicant)
Pauline Francis (Objector)
Cllr Keith Craze, New Milton Town Council

Additional Representations:

The Case Officer reported that further representations had been received, including a request from the Rt. Hon. Sir Desmond Swayne TD MP asking that the concerns raised be fully considered. Two local residents had also circulated emails to all Committee members. This had been included in the

update note circulated prior to the meeting.

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 participate or vote on the application but was present during the consideration of the item.

Cllr 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 change of recommendation to the Chief Planning Officer to be authorised to grant planning permission, subject to a S106 agreement and conditions. Condition 9 which related to habitat mitigation was also to be deleted, and the subsequent conditions renumbered accordingly. This had been included in the update note circulated prior to the meeting.

Decision:

That the Chief Planning Officer be Authorised to Grant permission subject to the completion of a S.106 Agreement in a timely manner and the imposition of conditions set out in the report and the omission of condition 9.

Conditions / Reasons:

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

g Nantucket, The Lydgate, Milford-on-Sea (Application 19/11266)

Details:

Front single storey extension to existing garage (approval ref: 07/90024),
Rear external stair with privacy screen up to existing balcony

Public Participants:

Jerry Davies, Jerry Davies Planning Consultancy on behalf of Mr and Mrs Groake (Applicants)
Bob Hull, on behalf of Mr and Mrs Iles (Objectors)
Cllr Anne Cullen, Milford-on-Sea Parish Council

Additional Representations:

The Case Officer reported that a further representation had been circulated to members of the Planning Committee from the owners of Captiva and Harbour House.

Comment:

Cllr Carpenter was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3g)

h Land of Victoria Cottage, Victoria Road, Milford-on-Sea (Application 19/11357)**Details:**

House; access alterations, new pavement crossing; hard and soft landscaping

Public Participants:

Steve Dench (Applicant / Architect)
Mike Taylor (Planning Consultant)
Peter Linnington (Objector)
Angus Raby (Objector)
Dr Haisman (Objector)
Cllr Ann Cullen, Milford on Sea Parish Council

Additional Representations:

The Case Officer reported that a petition with 19 signatures had been received opposing the application, this had been included in the update note circulated prior to the meeting. The Case Officer also reported an amended reason for refusal which had been included in the update note.

Comment:

None

Decision:

Refuse

Conditions / Reasons:

As per report (Item 3h)

i Land of 22 Orchard Way, Peartree Road, Dibden Purlieu (Application 19/11360)

Details:

New dwelling; parking & access

Public Participants:

Mr Horgan (Applicant)

Additional Representations:

The Case Officer reported that the applicant had emailed photos of the existing dwelling and drawings of the proposed bungalow. A change had also been suggested regarding the roof. An estate agent's letter had also been provided advising that the property market in Dibden Purlieu was very active. This had been included in the update note circulated prior to the meeting.

Comment:

Cllr Wade disclosed a non-pecuniary interest as a member of the Planning Committee of Hythe and Dibden Parish Council which had commented on the application. He concluded that as he had not voted on the application there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

The Committee considered the application and felt that the plot size was suitable for the proposed bungalow. Members felt that the proposal would fit into the streetscene, that other properties in the vicinity had narrow boundaries, that it was an acceptable form of development and that it would help to address housing need.

Decision:

That the Chief Planning Officer be authorised to grant planning permission subject to any conditions considered to be appropriate.

Conditions / Reasons:

The reasons are detailed in the comment section above.

j Rockdene, 42 Lymington Road, New Milton (Application 19/11409)

Details:

Variation of condition 2 of planning permission of 18/11558 to allow amended plans to allow single-storey rear extension to both properties and conversion of roof space

Public Participants:

None

Additional Representations:

The Case Officer reported that the Town Council had reiterated their objection on grounds of overdevelopment and a disregard for the neighbour amenities, as set out previously. The tree related objection had been withdrawn.

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 participate or vote on the application but was present during the consideration of the item.

Cllr 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 conditions 1 and 2, as detailed in the report should have their numbers reversed. A new condition 13 preventing occupation of the dwelling until the boundary treatment of the site had been approved and implemented was also reported. This was set out in the update note circulated prior to the meeting.

Cllr Carpenter was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3j) and update note

k Quercus, 14 Lake Grove Road, New Milton (Application 19/11434)**Details:**

Proposed ground floor extension with roof extension and conversion

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 participate or vote on the application

but was present during the consideration of the item.

Cllr 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.

Cllr Carpenter was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3k)

I Land at Merlin, Lymington Road, Milford-on-Sea (Application 19/11439)

Details:

Demolition of existing residential property; redevelopment of land to provide 4 residential units; associated parking; landscaping

Public Participants:

Simon Proctor (Agent)
Michael Hayne (Objector)
Cllr Anne Cullen, Milford on Sea Parish Council

Additional Representations:

The Case Officer clarified that 24 letters of objection had been received, not 23 letters.

The Council's ecologist had also advised that the applicant should provide an update or confirmation, prior to determination, that there had been no material changes to the site. The ecologist also recommended further enhancements which could be secured by condition. This had been included in the update note circulated prior to the meeting.

Comment:

The Case Officer reported a change to the recommendation for the Chief Planning Officer to be authorised to grant consent, subject to the completion of a Section 106 agreement to secure habitat mitigation in a timely manner and conditions. Condition 18, relating to habitat mitigation could therefore be deleted. An amended condition 12 was also reported regarding ecology. This had been included in the update note circulated prior to the meeting.

Members noted the public safety concerns raised by the objectors of the application in relation to the access arrangements to and from the site. Hampshire County Council had raised no objection to the application on highway grounds. The Committee agreed that a planning condition should

be added to require both points of access and the passing points to be provided, in accordance with the submitted plans, prior to occupation of the residential units.

Decision:

That the Chief Planning Officer be authorised to grant consent, subject to the completion of a Section 106 agreement to secure habitat mitigation in a timely manner and the imposition of conditions.

Conditions / Reasons:

As per report (Item 3l), update note and the additional condition set out below:

The development hereby permitted shall not be occupied until the points of access and passing passes shown on plan Reference Number (08) 01 Rev C are provided for access arrangements. The points of access and passing plan shown on plan Reference Number (08) 01 Rev C shall be retained and kept available for the access arrangements for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

36 SOUTHAMPTON INTERNATIONAL AIRPORT, MITCHELL WAY, EASTLEIGH

The Planning Committee noted the proposed holding response to Eastleigh Borough Council on the proposed extension of the runway and works at Southampton International Airport, Mitchell Way, Eastleigh, SO18 2HG.

37 DELEGATION OF POWERS TO OFFICERS

RESOLVED:

That the amendment to the Officer Scheme of Delegation, PLG 39, detailed below be approved:

PLG 39	Town and Country Planning Act 1990 (s.198 and s.211) and Planning (Listed Buildings and Conservation Areas) Act 1990, (s.69)	To determine applications to do works to trees that are subject to protection by a Tree Preservation Order, and to impose such conditions on any consent as he or she deems appropriate	Executive Head, or Chief Planning Officer, or Service Manager , or Environmental Design Team Leader, or Development Management Team Leader, or Policy and Plans Team Leader or Senior Tree Officer
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CHAIRMAN