

13 JANUARY 2021

**NEW FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held on Wednesday, 13 January 2021

\* Cllr Christine Ward (Chairman)

\* Cllr Christine Hopkins (Vice-Chairman)

**Councillors:**

\* Ann Bellows  
\* Sue Bennison  
\* Hilary Brand  
Rebecca Clark  
Anne Corbridge  
\* Kate Crisell  
\* Arthur Davis  
\* Barry Dunning  
Allan Glass

**Councillors:**

\* David Hawkins  
\* Maureen Holding  
\* Mahmoud Kangarani  
\* Joe Reilly  
\* Tony Ring  
\* Ann Sevier  
\* Michael Thierry  
\* Beverley Thorne  
Malcolm Wade

\*Present

**In attendance:**

**Councillors:**

Geoffrey Blunden  
Jack Davies  
Andrew Gossage

**Councillors:**

Martyn Levitt  
Alvin Reid

**Officers Attending:**

Vivienne Baxter, Stephen Belli, Dean Brunton, Kate Cattermole, Hannah Chalmers, Judith Garrity, Andrew Kinghorn, Julie Parry, Daniel Reynafarje, Claire Upton-Brown, Karen Wardle and Matt Wisdom

**Apologies**

Apologies for absence were received from Cllrs Clark, Corbridge, Glass and Wade.

**75 MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 9 December 2020 be agreed as a correct record and signed by the Chairman.

**76 DECLARATIONS OF INTEREST**

Cllr Dunning disclosed a non-pecuniary interest in applications 20/11107 and TPO/20/0627 as a member of Lymington and Pennington Town Council which had commented on the applications. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Hawkins disclosed a non-pecuniary interest in application 20/11029 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 in application 20/11029 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.

## 77 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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### a Land at Solent Industrial Estate, Caird Avenue, New Milton (Application 20/11029)

#### Details:

The erection of a Class E foodstore (1,862sqm gross) with associated access, car parking and landscaping

#### Public Participants:

Dan Templeton, Planning Potential (Agent)  
Greg Davies, Bradbeers (Objector)  
Cllr Steve Davies, New Milton Town Council  
Cllr Geoffrey Blunden, Beckton Ward Cllr  
Cllr Alvin Reid, Hordle Ward Cllr

#### Additional Representations:

The Case Officer reported further representations had been received since the update note had been published. In total, an additional 28 letters of support had been received since the report had been published. Bradbeers had also sent an email to members of the Committee attaching their response to the application, which had been referred to in the report.

#### 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.

Members of the Committee noted that there was much support for the proposed foodstore at Solent Industrial Estate. The Committee gave due consideration to whether there was an alternative town centre site / sequential approach, noting that the only site considered to be suitable within the officer report was the former Co-op store located in Station Road / Spencer Road. Members expressed the view that this site was not a

suitable location and therefore the sequential test had been met.

**Recorded Vote:**

**FOR:** Cllrs Bellows, Bennison, Brand, Crisell, Davis, Dunning, Holding, Hopkins, Kangarani, Reilly, Ring, Sevier, Thierry and Thorne (14)

**AGAINST:** 0

**ABSTAIN:** Cllr Ward (1)

**Decision:**

Delegated Authority to the Chief Planning Officer to be authorised to grant planning permission subject to a Section 106 agreement and conditions.

**Conditions / Reasons:**

The sequential test had been met and there was no preferable site in the town centre.

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**b Hubert Lodge, 2 South Street, Hythe (Application 20/10770)**

**Details:**

Display 2 x monolith boards; 4 x Hanging B&B style signs; 2 x adverts placed on railings; 1 x Welcome Sign; 1 x Welcome Centre Entrance sign for a 2 year period or when all units are let/sold whichever is the sooner. (Application for Advertisement Consent)

**Public Participants:**

Laura Baker, Planning Issues Ltd (Agent)  
Cllr Alex Wade, Hythe and Dibden Parish Council

**Additional Representations:**

HCC Highways had confirmed that they did not raise any objection to the amended plans. This had been included in the update note circulated prior to the meeting.

The Case Officer also reported that two emails had been received advising that signs were being brought onto the site.

**Comment:**

Cllr Sevier was not present for the duration of this item due to a lost connection with the Skype meeting. Cllr Sevier did not vote in respect of this item.

Cllr Thorne was not present for this item.

The Chairman used her casting vote in relation to this application.

**Decision:**

Grant Advertisement Consent

**Conditions / Reasons:**

As per report (Item 3b)

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**c 13 Orchard Way, Dibden Purlieu (Application 20/11005)****Details:**

Porch; first-floor extension; pitched roofs to front and rear dormer; fenestration alterations

**Public Participants:**

None

**Additional Representations:**

None

**Comment:**

A typographic error was noted within the assessment section of the report, in the second paragraph. This had been included in the update note circulated prior to the meeting.

CLlr Davis was not present for this item.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3c)

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**d 21 Ellery Grove, Lymington (Application 20/11107)****Details:**

Single-storey rear extension; shed

**Public Participants:**

Paul Floyd (Objector)

**Additional Representations:**

None

**Comment:**

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

Cllrs Davis and Thorne were not present for this item.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3d)

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**e 12 Vimoutiers Court, Fordingbridge (Application 20/11174)**

**Details:**

Proposed conversion of an existing double garage and construction of a rear extension to form a 1no. bedroom annexe

**Public Participants:**

Dan Whitefield, Field of Architecture (Agent)

**Additional Representations:**

None

**Comment:**

Amended plans (300-01-01 Rev B Location Plan and 300-11-01 Rev B Block Plan and Parking) had been received, which had been included in the update note circulated prior to the meeting.

Cllr Davis was not present for this item.

Cllr Thorne was not present for the duration of this item and therefore did not participate or vote in respect of this item.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3e) and update note

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**f Northfield, Lower Pennington Lane, Pennington (Application TPO/20/0627)**

**Details:**

Felling of 10x Monterey Pine trees, 6x Monterey Cypress trees, 1x Oak tree, 1x Horse Chestnut tree and 1x Elm tree

**Public Participants:**

Nick Hayden, Haydens Arboricultural Consultants (Applicant)  
Bruce Tindall, Chair of PALLS (Objector)  
Cllr Andrew Gossage, Pennington Ward Cllr  
Cllr Jack Davies, Pennington Ward Cllr

**Additional Representations:**

A representation had been received from Cllr Jack Davies in objection to the proposals. This had been included in the update note circulated prior to the meeting.

The Case Officer reported that an additional comment had been received from PALLS raising concerns about the proposed replacement tree conditions.

**Comment:**

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

The Case Officer reported a change of recommendation to delegate authority to the Chief Planning Officer to grant permission subject to conditions. In light of the further comment received by PALLS regarding the proposed tree replacement, it was felt that the conditions should be reviewed and amended / added, as considered necessary prior to the issue of consent. This would ensure they were robust and enforceable. The conditions would require a plan to be submitted to identify the location of each of the replacement trees. Each replacement tree would have an individual additional condition associated with it to ensure it was planted at the correct time of the year and in the correct location.

**Decision:**

Delegate authority to the Chief Planning Officer to grant permission subject to conditions

**Conditions / Reasons:**

As per report (Item 3f) and amended recommendation for the reasons set out above.

CHAIRMAN