

10 FEBRUARY 2021

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 10 February 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

Officers Attending:

Stephen Belli, Dean Brunton, Kate Cattermole, Daniel Reynafarje, Warren Simmonds, Claire Upton-Brown, Karen Wardle and Matt Wisdom

Apologies

Apologies for absence were received from Cllrs Clark and Ring.

78 MINUTES

RESOLVED:

That the minutes of the meeting held on 13 January 2021 be agreed as a correct record and signed by the Chairman.

79 DECLARATIONS OF INTEREST

Cllrs Corbridge and Dunning disclosed a non-pecuniary interest in application 20/11060 as members of Lymington and Pennington 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.

80 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a **Land at Burgate Acres, Salisbury Road, Burgate, Fordingbridge (Application 20/10228)**

Details:

Construction of 63 dwellings, creation of new access, parking, landscaping,

open space and associated works, following demolition of existing buildings

Public Participants:

Alistair Harris, Metis Homes (Agent)
Ian Roberts, Highway Consultant for the Agent
Matthew Cullings (Objector)

Additional Representations:

A statement was read out on behalf of David Pushman (Objector).

Comment:

The Case Officer reported a number of amendments to the report and updates since the agenda had been published regarding the following:

- Amendments in relation to the site description section of the report;
- Natural England's response to the application;
- 2 further letters of objection; and
- An amendment within the assessment section of the report in relation to the highway access improvements.

These had been included in detail in the update note circulated prior to the meeting.

Decision:

Delegated Authority be given to the Chief Planning Officer to **GRANT PERMISSION** subject to:

- i) The carrying out of a further Appropriate Assessment under the Habitat Regulations 2017 to consider the likely significant effects of phosphorous entering the River Avon SAC in consultation with Natural England. The results of the Assessment shall conclude that any adverse impact to areas and species of importance can be adequately mitigated by reference to any mitigation plan which the Council may bring forward or any plan brought forward by the applicant
- ii) the completion by end of 2021, a planning obligation entered into by way of a Section 106 Agreement to secure the following contributions and other benefits:
 - 1 **Affordable Housing (AH)** – Phasing delivery of 14 no.units to be agreed, and long term retention as AH.
 - 2 **Biodiversity net gain (BNG)** long term management/maintenance plan, setting up of management company and provisions to safeguard against failure. Appropriate monitoring charges. 30 year minimum time span for BNG on site.
 - 3 **ANRG** provision and maintenance and long term management/maintenance plan, – if privately managed. Structure of management company. and failure safeguards. If to be adopted the transfer to the Council and appropriate maintenance contribution

- 4 **POS** provision and maintenance – management company to be set up and maintained, if private, or transfer to NFDC and contributions towards future maintenance
 - 5 **Formal open space** contribution towards off-site formal open space to be confirmed
 - 6 **Drainage, highways and street lighting on site** – arrangements to ensure all are provided in a timely manner and maintained appropriately in the future.
 - 7 **Off-site drainage** – phasing and extent of works of works to be agreed.
 - 8 **Formal open space contribution** towards off-site formal open space to be confirmed.
 - 9 **Air quality assessment monitoring contribution**
 - 10 **Footpath 83 improvements** – to include a detailed specification of the works, the timing of such works, a proportionate contribution towards future maintenance of any works carried out, and appropriate landscaping works to adjoining vegetation
 - 11 **Phosphate neutrality contribution** Level of contribution to be agreed.
- iii) Delegated authority be given to the Chief Planning Officer to include the conditions as set out in the report together with any further additions, and amendments to conditions as appropriate

Conditions / Reasons:

As per report (Item 3a) and update note

b 54 Belmore Lane, Lymington (Application 20/11060)

Details:

Variation of condition 2 of Planning Permission 19/10958 to allow variations of materials, window positions and enlargement of front and rear dormers to P1 due to minor design changes

Public Participants:

Bea Stephan (Applicant)

Additional Representations:

A statement was read out on behalf of Cllr Alan Penson, Lymington and Pennington Town Council.

One further representation had been received from an adjoining neighbour raising concerns about soil piled up at the site and surface water drainage, this had been included in the update note circulated prior to the meeting.

Comment:

Cllrs Corbridge and Dunning disclosed a non-pecuniary interest as members of Lymington and Pennington 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.

Cllr Reilly was not present for this item.

Decision:

Delegated Authority be given to the Chief Planning Officer to **GRANT PERMISSION** subject to:

- i) The completion of a planning obligation entered into by way of a Section 106 Agreement or a Unilateral Undertaking to secure habitats mitigation
- ii) The imposition of conditions set out in the report

Conditions / Reasons:

As per report (Item 3b)

c Greenbanks, Lower Daggons Lane, South End, Damerham (Application 20/11241)

Details:

Shed

Public Participants:

None

Additional Representations:

A statement was read out on behalf of Mandy Wilkinson, Damerham Parish Council.

Comment:

Cllr Reilly was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3c)

CHAIRMAN