

4 MAY 2021

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Tuesday, 4 May 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:

Diane Andrews

Councillors:

Barry Rickman

Officers Attending:

Vivienne Baxter, Jim Bennett, Kate Cattermole, Christine Eyles, James Gilfillan, Nigel Hewitson, David Norris, Martine Parkes, Daniel Reynafarje, Warren Simmonds, Claire Upton-Brown, Karen Wardle and Matt Wisdom

Apologies

Apologies for absence were received from Cllrs Clark, Crisell, Dunning and Wade.

87 DECLARATIONS OF INTEREST

Cllr Corbridge disclosed a non-pecuniary interest in application 21/10326 as a member of Lymington and Pennington 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 Davis disclosed a non-pecuniary interest in application 21/10173 as a member of Totton and Eling 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.

88 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a 47-49 High Street, Fordingbridge (Application 20/11439)**Details:**

Extension and alterations to an existing shop and 5 bedroom flat to form a shop at ground floor level and 4x flats (1x 1-bed, 2x 2-bed, 1x 3-bed), with associated external alterations

Public Participants:

None

Additional Representations:

None

Comment:

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

Cllr Kangarani was not present for this item.

Decision:

Refuse

Conditions / Reasons:

As per report (Item 2a)

b 47-49 High Street, Fordingbridge (Application 20/11440)**Details:**

Extension and alterations to an existing shop and 5 bedroom flat to form a shop at ground floor level and 4x flats (1x 1-bed, 2x 2-bed, 1x 3-bed), with associated external alterations (Application for Listed Building Consent)

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Kangarani was not present for this item.

Decision:

Refuse Listed Building Consent

Conditions / Reasons:

As per report (Item 2b)

c 5 Sycamore Court, High Street, Fordingbridge (Application 20/11281)**Details:**

Rebuild the roof turret with weatherproof material due to it causing issues

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Glass was not present for the duration of this item, due to a lost connection with the MS Teams meeting. Cllr Glass did not vote in respect of the application.

Cllr Kangarani was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 2c)

d Eling Wharf, Eling, Totton (Application 21/10173)**Details:**

Permanent retention of pallet storage building

Public Participants:

John Shawyer, Associated Pallets (Applicant)

Additional Representations:

The case officer reported that a further letter of objection had been received from a local resident raising concerns in relation to visual impact, noise disturbance and the safety hazard of storing pallets.

Comment:

Cllr Davis disclosed a non-pecuniary interest as a member of Totton and Eling 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.

Cllr Kangarani was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 2d)

e Site L, Pond 1, East Road, Marchwood Industrial Park, Marchwood (Application 21/10131)

Details:

Development and setting out of four plots within Site L for the purposes of B8 open storage use; each plot will comprise of a one-storey building, car parking, cycle storage, fencing and B8 open storage space. Approval of reserved matters - layout, scale appearance and landscaping pursuant to condition 1 of Outline Planning Permission (12/99485).

Public Participants:

Adam Collier, Adams Hendry Consulting Ltd (Agent)
Brendan Gibbs, Marchwood Parish Council

Additional Representations:

None

Comment:

Cllr Kangarani was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 2e)

f 21 Wykeham Place, Lymington (Application 21/10326)

Details:

Single-storey side extension; trellis

Public Participants:

None

Additional Representations:

A statement was read out on behalf of Jennifer Baker (Supporter).

Comment:

Cllr Corbridge disclosed a non-pecuniary interest as a member of Lymington and Pennington 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 Kangarani was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 2f)

g Maple Field Farm, Martin Road, Martin (Application 20/11417)**Details:**

Convert redundant Agricultural Buildings into two holiday units; bay windows; pergolas; demolish existing polytunnel

Public Participants:

Richard Ashton, Richard Ashton RIBA (Agent)
Sandra Allman (Objector)
Susan Sampson, Martin Parish Council
Cllr Edward Heron, Downland & Forest Ward Cllr

Additional Representations:

None

Comment:

Members, having heard the public speakers, considered the suggestion to include a further reason for refusal, noting that Martin did not have a defined settlement boundary and therefore policies relating to development within the countryside would apply. They also noted that the proposal would have minor economic benefits which would not outweigh the harm to the rural character arising from the proposed form of residential use. Members expressed their support to this view and felt that the proposed development would be contrary to policies DM13, DM20, DM22 of the Local Plan.

Cllrs Corbridge and Reilly were not present for the duration of this item, due to a lost connection with the MS Teams meeting. Cllrs Corbridge and Reilly did not vote in respect of the application.

Cllr Kangarani was not present for this item.

Decision:

Refuse

Conditions / Reasons:

As per report (Item 2g) and with the additional reason for refusal, as set out below:

The scheme proposes self-contained holiday accommodation that has all the attributes and characteristics of residential development, the location of which, outside a defined settlement boundary would be in the open countryside and does not meet the criteria for such development set out in DM13 or DM20. The scheme does not form part of a farm diversification project and the minor economic benefits of the scheme would not outweigh the harm to rural character arising from the form of residential use proposed. The scheme is therefore contrary to ENV3, STR2 & STR3 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and DM13, DM20 & DM22 of the New Forest District Local Plan Part 2: Sites and Development Management Policies 2014.

CHAIRMAN