

27 JULY 2020

**NEW FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held on Monday, 27 July 2020

\* 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  
Edward Heron

**Councillors:**

Neville Penman  
Barry Rickman

**Also In Attendance:**

John Adams (Deloitte), Steve Avery (National Park Authority), Jonathan Cox (Jonathan Cox Associates), Rob Illingworth (BPA Architects), Atholl Noon (Makides), Liz Simes (Fabrik), Brigid Taylor (WSP) and Natalie Walter (National Park Authority)

**Officers Attending:**

Dean Brunton, Andrew Kinghorn, Donna Langfield, Joanna Curtis Newberry, Ian Rayner, Claire Upton-Brown, Karen Wardle and Matt Wisdom

**Apologies:**

There were no apologies for absence.

**54 DECLARATIONS OF INTEREST**

**Agenda Item 2a (Application 19/10581)**

Cllr Clark disclosed a non-pecuniary interest as a member of Hythe and Dibden 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.

Cllrs Glass and Thorne disclosed a non-pecuniary interest as members of Fawley Parish 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 Thierry disclosed a non-pecuniary interest as a member of Hampshire County 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 Wade disclosed a non-pecuniary interest as a member of the Planning Committee of Hythe and Dibden Parish Council and Hampshire County 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.

**Agenda item 3 – Consultation on application 19/00365/OUT**

Cllrs Glass and Thorne disclosed a non-pecuniary interest as members of Fawley Parish Council. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote on the item.

Cllrs Bennison and Sevier disclosed a non-pecuniary interest as members of the Planning Committee of the National Park Authority. They reported they would be considering the application and therefore would not participate or vote on this item.

Cllr Thierry disclosed a non-pecuniary interest as a member of Hampshire County Council. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote on the item.

**55 PLANNING APPLICATIONS FOR COMMITTEE DECISION**

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**a Site of Fawley Power Station, Fawley Road, Fawley (Application 19/10581)**

**Details:**

Land within the New Forest District Council comprising the demolition of ancillary power station buildings and provision of 1,380 new homes, 95,300 square metres of new commercial, civic and employment space (Use Classes A1, A2, A3, A4, B1, B2, B8, C1, C3, D1 and D2), enlargement of the dock and creation of a canal within part of the turbine hall basement, refurbishment of the remainder of the turbine hall basement to create up to 2,100 space car park, surface car parking, a boat stack, public open space, Suitable Alternative Natural Greenspace, primary access road through the site, flood defences/sea wall, raising site level, hard and soft landscaping, associated infrastructure and engineering works (Outline Application with details only of Access) (AMENDED PLANS RESUBMISSION)

**Public Participants:**

Aldred Drummond (Applicant)  
 John Lawrence (Objector)  
 Michael Osey (Objector)  
 Stephen Payne (Objector)  
 Brendan Gibbs, on behalf of Marchwood Parish Council

**Additional Representations:**

The Case Officer reported that a representation had been omitted from the report from Hythe and Dibden Parish Council. The Parish Council felt that the planned works to the A326 do not counter the impact on the roads and access in and out of the area. There was concern for bicycle and pedestrian safety over the site, and a concern for significant additional traffic using the A326 and other roads. The Council welcomed the much needed additional housing, but the concerns over lack of public and sustainable transport access in and out of the development site, and safe bicycle and pedestrian access had not been overcome.

5 further letters of objection (3 had been reported in the update note) had been received since the report had been published. Natural England had also submitted further comments in respect of the Appropriate Assessment, this had been included in the update note circulated prior to the meeting.

A statement was read out on behalf of Cllr Alexis McEvoy, Ward Councillor.

**Comment:**

Cllr Clark disclosed a non-pecuniary interest as a member of Hythe and Dibden 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.

Cllrs Glass and Thorne disclosed a non-pecuniary interest as members of Fawley Parish 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 Thierry disclosed a non-pecuniary interest as a member of Hampshire County 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 Wade disclosed a non-pecuniary interest as a member of the Planning Committee of Hythe and Dibden Parish Council and Hampshire County 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 Case Officer reported an amendment to the recommendation as a Landowner Agreement needed to be completed prior to granting planning permission between Hampshire County Council and the applicant in respect of the Marine Management Plan area. An amendment was also reported to Condition 69. These amendments had been detailed in the update note circulated prior to the meeting.

Members expressed concern regarding the provision of the cycle route from the proposed development to Holbury. It was suggested that the infrastructure for this cycleway be in place prior to the first occupation.

Cllrs Clark and Davis were not present for the duration of this item, due to a lost connection with the Skype meeting. They did not vote in respect of the application.

**Decision:**

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

- i) The National Park Authority also resolving to approve their application 19/00365;
- ii) The completion of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in Section 12 of the report, and in addition to include the provision of the cycleway from the development to Holbury, prior to first occupation;
- iii) The completion of a Landowner Agreement between Hampshire County Council and the applicants in respect of the Marine Management Plan Area;
- iv) The imposition of the conditions set out below, and any additional / amended condition deemed necessary by the Chief Planning Officer as a result of continuing Section 106 discussions.

**Conditions / Reasons:**

As per report (Item 2a) and update note. Members also felt that the cycle infrastructure from the site to Holbury should be in place prior to first occupation and that this be included in the S106 agreement.

**56 CONSULTATION ON APPLICATION 19/00365/OUT OUTLINE PLANNING PERMISSION - LAND ADJACENT TO FAWLEY POWER STATION, FAWLEY**

Cllrs Glass and Thorne disclosed a non-pecuniary interest as members of Fawley Parish Council. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote on the item.

Cllrs Bennison and Sevier disclosed a non-pecuniary interest as members of the Planning Committee of the National Park Authority. They reported they would be considering the application and therefore would not participate or vote on this item.

Cllr Thierry disclosed a non-pecuniary interest as a member of Hampshire County Council. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote on the item.

Cllrs Clark and Davis were not present for this item.

**RESOLVED:**

That the application 19/00365/OUT (subject to the completion of the S106 agreement and relevant conditions) be supported and that the Secretary of State be advised accordingly.

CHAIRMAN