

14 JULY 2021

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 14 July 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
* Barry Rickman
* Tony Ring
Ann Sevier
Beverley Thorne
* Malcolm Wade

*Present

In attendance:

Councillors:

Diane Andrews

Officers Attending:

James Gilfillan, Nigel Hewitson, David Norris, Ian Rayner, Warren Simmonds, Claire Upton-Brown and Karen Wardle

Apologies

Apologies for absence were received from Cllrs Crisell, Davis, Dunning, Holding, Hopkins, Sevier and Thorne.

7 DECLARATIONS OF INTEREST

Cllr Glass disclosed a non-pecuniary interest in application 21/10089 as a member of the Planning Committee of Fawley Parish Council which had commented on the application. He concluded that as he had not expressed a view or 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 Hawkins, for transparency purposes, declared a non-pecuniary interest in application 20/11474 as a Ward Cllr for Milford. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and vote.

Cllr Kangarani disclosed a non-pecuniary interest in application 21/10852 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.

8 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land North of Salisbury Road, Calmore, Netley Marsh (Application 20/10997)

Details:

Outline planning application with all matters reserved, except means of access to the highway network (junction arrangements) and associated highway improvements, for the demolition of existing buildings and the residential (C3) development of the site with up to 280 dwellings, Alternative Natural Recreational Greenspace, informal and formal open space, together with associated drainage, utilities and all other associated and necessary infrastructure

Public Participants:

Glen Langham, Bloor Homes Ltd & Trustees of Barker Mill Estates (Applicant)

Additional Representations:

None

Comment:

None

Decision:

Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:

- i) the completion of a planning agreement entered into by way of a Section 106 agreement to secure those matters set out in Section 11 of the report; and
- ii) the imposition of the conditions set out in the report, and any additional / amended conditions deemed necessary by the Executive Head of Planning, Regeneration and Economy, having regard to the continuing Section 106 discussions.

Conditions / Reasons

As per report (Item 2a)

b South Lawn Hotel, Lymington Road, Milford-on-Sea (Application 20/11474)

Details:

Proposed extension to provide 24 bedrooms, associated landscaping and

replacement manager's flat

Public Participants:

Richard Greenwood, Benchmark Development Planning Ltd (Agent)

Additional Representations:

None

Comment:

Cllr Hawkins, for transparency purposes, declared a non-pecuniary interest as a Ward Cllr for Milford. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and vote.

A revised recommendation and additional condition had been reported in the update note circulated prior to the meeting. The recommendation sought to delegate authority to the Executive Head of Planning, Regeneration and Economy to grant permission subject to the completion of a Section 106 agreement and conditions.

Decision:

Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure:
 - Mitigation for recreation impacts on New Forest habitats;
 - Mitigation for recreational impacts on Solent habitats; and
 - Monitoring of Air Quality in the New Forest
- ii) the imposition of conditions

Conditions / Reasons:

As the report (Item 2b) and update note

c 24 Poplar Drive, Marchwood (Application 20/10136)

Details:

Demolition of attached garaging and erection of infill dwelling (Outline application with access & layout details only)

Public Participants

Neil March, Southern Planning Practice (Agent)
Brendan Gibbs, Marchwood Parish Council

Additional Representations:

None

Comment:

Members of the Committee expressed the view that the proposal would result in a cramped form of development and would be out of keeping with the character of the surrounding area.

Decision:

Refuse

Conditions / Reasons:

1. The proposed development would constitute an unduly cramped form of overdevelopment of the site that would consequently be out of character with the pattern of development in the surrounding area. In these respects the proposed development is considered discordant with policy ENV3 of the adopted Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the New Forest National Park.
2. The recreational impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest Ramsar site, the Solent and Southampton Water Special Protection Area, the Solent and Southampton Water Ramsar site, and the Solent Maritime Special Area of Conservation would not be adequately mitigated and the proposed development would therefore unacceptably increase recreational pressures on these sensitive European nature conservation sites. In addition, the air quality impacts of the proposed development on the aforementioned New Forest sites would not be adequately mitigated and the proposed development would therefore unacceptably increase air quality impacts on these sensitive European nature conservation sites. As such, the proposal would be contrary to Policy ENV1 of the New Forest District Local Plan 2016-2036 Part 1 and Policy DM2 of the Local Plan Part 2 Sites and Development Management Development Plan Document and the SPD - Mitigation Strategy for European Sites.

d 2 Hursley Drive, Langley, Fawley (Application 21/10089)**Details:**

4.2x6m summer house

Public Participants:

None

Additional Representations:

The Case Officer reported that a further representation has been received from T & V Feeney reiterating previous objections. This had been included

in the update note circulated prior to the meeting.

Comment:

Cllr Glass disclosed a non-pecuniary interest as a member of the Planning Committee of Fawley Parish Council which had commented on the application. He concluded that as he had not expressed a view or 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 Reilly was not present for this item

Decision:

Grant subject to conditions

Conditions / Reasons

As per report (Item 2d)

e The Lillies, Cooks Lane, Calmore, Totton (Application 21/10852)

Details:

Variation of Condition No.2 of Planning Permission 21/10428 to allow a single-storey garage to side of each unit, changes to internal layouts and changes to external fenestration

Public Participants:

None

Additional Representations:

Statements were read out on behalf of Roger Marlow (Objector) and Cllr Davis (Ward Cllr for Totton North).

The Case Officer reported that a consultation response had been received from Southern Water of no objection. Two third party representations had been received raising concerns in relation to surface water drainage, parking layout, position of the bins, reduced distance of built forms to the rear boundary of the site and loss of light and overshadowing. These had been included in the update note circulated prior to the meeting. A further objection had been received from Totton and Eling Town Council raising concerns about water run off.

Comment:

Cllr Kangarani 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.

The Case Officer reported an amendment to the recommendation to reflect

the fact that the consultation period for the application was due to close at the end of the day on 14 July. Therefore, delegated authority was recommended to grant permission, subject to no new significant or adverse consultation responses / representations being received by the end of the day. This had been included in the update note circulated prior to the meeting.

The Committee requested an additional condition in relation to the garages to prevent them being used as a habitable room in the future.

The Committee discussed the concerns which had been raised in relation to drainage to the site. The Executive Head for Planning, Regeneration and Economy reported that condition 6 could be reconsidered and amended if deemed necessary.

Decision:

Subject to there being no new significant or adverse consultation responses or third party representations received before 15th July 2021, it is recommended that Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:

- (i) the completion of a S106 planning agreement or unilateral undertaking to secure financial contributions for appropriate Habitats Mitigation, Bird Aware Solent contribution and Air Quality monitoring contributions; and
- (ii) the imposition of conditions

Conditions / Reasons:

As per report (Item 2e), update note and the additional condition set out below:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to either of the approved garages which would preclude their use for the housing of motor vehicles.

Reason: To ensure the approved garages remain available for use as part of the parking provision for the approved development, in the interests of amenity and Highway safety.

CHAIRMAN