

13 OCTOBER 2021

**NEW FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held on Wednesday, 13 October 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  
Barry Dunning

**Councillors:**

Andrew Gossage

**Officers Attending:**

Ian Austin, Vivienne Baxter, Jim Bennett, Kate Cattermole, Tim Davis, Judith Garrity, James Gilfillan, Tan Jaff, Ian Rayner, Warren Simmonds, Claire Upton-Brown and Karen Wardle

**Apologies**

Apologies for absence were received from Cllrs Bellows, Holding, Reilly, Ring, Sevier, Thorne and Wade.

**16 MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 8 September 2021 be agreed as a correct record and signed by the Chairman.

**17 DECLARATIONS OF INTEREST**

Cllr Corbridge disclosed a non-pecuniary interest in applications 21/10938, 21/11168 and 21/10242 as a member of Lymington and Pennington Town Council which had commented on the applications. She concluded that there were no

grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Cllr Dunning disclosed a non-pecuniary interest in application 21/10938 as a member of Lymington and Pennington Town Council which had commented on the application. He reported that he had spoken on the application at the Town Council meeting and therefore he did not participate in the debate or vote on the application. Cllr Dunning addressed the Committee as a Ward Councillor and was present during the consideration of the item.

Cllr Glass disclosed a non-pecuniary interest in application 21/11187 as a member of Fawley Parish 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 Hawkins disclosed a non-pecuniary interest in application 21/10624 as a member of the Planning Committee of New Milton Town Council which had commented on the application. Cllr Hawkins addressed the Committee as a District Councillor but did not participate in the debate or vote on the application. He was present during the consideration of the item.

Cllr Ward disclosed a non-pecuniary interest in application 21/10624 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.

## 18 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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### a **Former Police Station, Southampton Road, Lymington (Application 21/10938)**

#### **Details:**

Demolition of existing building and redevelopment of the site to form 32no. Retirement apartments including communal facilities, access, car parking and landscaping

#### **Public Participants:**

Stuart Goodwill, Planning Issues Ltd (Agent)  
Don Mackenzie, The Lymington Society (Objector)  
Cllr Andy Ash-Vie, Lymington and Pennington Town Council  
Cllr Barry Dunning, Lymington Town Ward Cllr

#### **Additional Representations:**

The Case Officer reported that five additional third party representations had been received since the report had been published in objection to the application. This had been included in the update note circulated prior to the meeting.

#### **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 Dunning disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council which had commented on the application. He reported that he had spoken on the application at the Town Council meeting and therefore he did not participate in the debate or vote on the application. Cllr Dunning addressed the Committee as a Ward Councillor and was present during the consideration of the item.

The case officer reported an additional condition requesting details of the proposed refuse / bin store and mobility scooter / cycle storage prior to the commencement of the development. This had been included in the update note circulated prior to the meeting.

It was proposed that the application be deferred in order for discussions to be held with the applicant in relation to the quantification of an agreed contribution towards the off-site provision of affordable housing. The Committee noted that the proposed contribution from the applicant, which had been detailed in the report, was not considered by officers to be an appropriate contribution.

Cllr Rickman was not present for this item.

**Decision:**

Defer

**Conditions / Reasons:**

In order for an appropriate contribution towards the off-site affordable housing to be agreed between officers and the applicant.

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**b Land off Hopclover Way, Formerley land at, Crow Arch Lane, Ringwood (NB: Proposed Legal Agreement) (Application 20/11208)**

**Details:**

Use of Buildings B, C, D & E classes E & B8 Class

**Public Participants:**

None

**Additional Representations:**

None

**Comment:**

Cllr Rickman was not present for this item.

**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 a Travel Plan and its monitoring fee; and
- ii) the imposition of the conditions set out in the report.

**Conditions / Reasons**

As per report (Item 3b)

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**c 30 Park Road, Fordingbridge (Application 21/10903)****Details:**

Two-bedroom dwelling; associated parking; new parking surface for number 30

**Public Participants:**

Neil Edmunds (Applicant)

**Additional Representations:**

None

**Comment:**

Cllr Rickman was not present for this item.

**Decision:**

Refuse

**Conditions / Reasons:**

As per report (Item 3c)

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**d Whitefield Cottage, West Road, Milford-On-Sea (Application 21/11013)****Details:**

Replacement dwelling with annex

**Public Participants:**

Darryl Howells, Darryl Howells Planning Consultancy (on behalf of the Applicant)

Martin Norris, on behalf of Martin and Sally Harris (Objectors)

Cllr Anne Cullen, Milford-on-Sea Parish Council

**Additional Representations:**

The Case Officer reported that following notification of amended plans, two further consultation responses had been received from Milford-on-Sea Parish Council and Southern Water. Six further letters of objection had also been received. This had been included in the update note circulated prior to the meeting.

**Comment:**

The Case Officer reported an amendment to condition 6 to require a SuDS assessment to be submitted prior to commencing the development on site and an additional condition to require the balcony privacy screens to be fitted with obscure glazing in order to ensure that the privacy of the adjoining properties is maintained.

Cllr Rickman was not present for this item.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3d) and the amended and additional conditions set out below:

6. Before commencement of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and submitted to the Local Planning Authority for approval in writing. The system shall accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method. In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations. The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the

National Park and the New Forest District Council and  
New Forest National Park Authority Strategic Flood Risk  
Assessment for Local Development Frameworks.

10. The first floor balcony privacy screens in the north and south elevations of the approved dwelling shall be obscurely glazed in accordance with details that shall have first been approved in writing by the Local Planning Authority and shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

**e The Cliff House, Marine Drive West, Barton-On-Sea, New Milton  
(Application 21/10624)**

**Details:**

Replacement Garden Bar

**Public Participants:**

Cllr Hawkins, District Cllr

**Additional Representations:**

None

**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 addressed the Committee as a District Councillor but did not participate in the debate or vote on the application. He 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.

Cllr Rickman was not present for this item.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3e)

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**f 14 Meadow Close, Ringwood (Application 21/10969)**

**Details:**

Variation of condition 2 of planning permission 21/10514 to allow amended plans raising the ridge height of the extension on the front elevation

**Public Participants:**

A statement was read out on behalf of Cllr Ring, Ringwood Town Council.

**Additional Representations:**

None

**Comment:**

Cllr Rickman was not present for this item.

**Decision:**

Grant the variation of condition

**Conditions / Reasons:**

As per report (Item 3f)

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**g Southfield, Kings Saltern Road, Lymington (Application 21/11168)**

**Details:**

Alterations and extensions

**Public Participants:**

Jerry Davies, Jerry Davies Planning Consultancy (Agent)  
Colin Thomson (Objector)

**Additional Representations:**

None

**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 Davis was not present for this item.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3g)

**h Pentagon Court, Blackfield Road, Fawley (Application 21/11187)****Details:**

Alterations to provide two additional bedrooms to create 8 bedroom property for short term residential accommodation with shared facilities; external changes to the rear (Sui generis use)

**Public Participants:**

Tim Davis, New Forest District Council (Applicant)

**Additional Representations:**

None

**Comment:**

Cllr Glass disclosed a non-pecuniary interest as a member of Fawley Parish 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 Davis was not present for this item.

**Decision:**

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

i) A payment to secure the following financial contributions:

Habitat Mitigation Infrastructure	£5,260
Habitat Mitigation Non-Infrastructure	£766
Solent Bird Aware	£722
Air Quality Monitoring	£170

ii) The impositions of the conditions set out in the report

**Conditions / Reasons:**

As per report (Item 3h)

**i Coppice Lee, 9 Woodside Lane, Lymington (Application 21/10242)****Details:**

Replacement Dwelling



**Public Participants:**

Darryl Howells, Darryl Howells Planning Consultancy (on behalf of the applicant)

Bob Hull, on behalf of Dr R Wilson (Objector)

**Additional Representations:**

None

**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.

An amended site location plan had been submitted since the report had been published and therefore conditions 2 and 5 had been amended to reflect the revised plan. 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 (Items 3i) and update note.

CHAIRMAN