

12 JANUARY 2022

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 12 January 2022

* Cllr Christine Ward (Chairman)

* Cllr Christine Hopkins (Vice-Chairman)

Councillors:

* Ann Bellows
* Sue Bennison
* Hilary Brand
* Anne Corbridge
Kate Crisell
* Allan Glass
* David Hawkins

Councillors:

Maureen Holding
* Mahmoud Kangarani
* Joe Reilly
* Barry Rickman
* Tony Ring
Ann Sevier
* Malcolm Wade

*Present

In attendance:

Councillors:

Diane Andrews

Councillors:

Richard Frampton

Officers Attending:

Ian Austin, Vivienne Baxter, Kate Cattermole, Tim Davis, Judith Garrity, James Gilfillan, Tim Nathan, David Norris, Andrew Sage, Claire Upton-Brown and Karen Wardle

Apologies

Apologies for absence were received from Cllrs Holding and Sevier.

26 MINUTES

RESOLVED:

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

27 DECLARATIONS OF INTEREST

Cllr Bennison disclosed a non-pecuniary interest in application 21/11256 as a member of New Forest National Park Authority 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 Corbridge disclosed a non-pecuniary interest in application 21/11438 as a member of Lymington and Pennington Town Council. Cllr Corbridge, for transparency purposes also reported she was a member of the Housing and

Homelessness Overview and Scrutiny Panel, in respect of application 21/10932. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Cllr Hawkins disclosed a non-pecuniary interest in applications 21/11313, 21/11349 and 21/10932 as a member of the Planning Committee of New Milton Town Council which had commented on the applications. Cllr Hawkins did not participate in the debate or vote on the applications but was present during the consideration of the items.

Cllr Kangarani disclosed a non-pecuniary interest in application 21/11281 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 Ward disclosed a non-pecuniary interest in applications 21/11313, 21/11349 and 21/10932 as a member of New Milton Town Council which had commented on the applications. Cllr Ward, for transparency purposes also reported she was a member of the Housing and Homelessness Overview and Scrutiny Panel, in respect of application 21/10932. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

28 PLANNING APPLICATIONS FOR COMMITTEE DECISION

**a Kingfisher Cottage, Salisbury Road, Burgate, Fordingbridge
(Application 21/11256)**

Details:

Change of use of existing leisure building to holiday let; windows to south elevation

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Bennison disclosed a non-pecuniary interest as a member of New Forest National Park Authority 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.

Decision:

Refuse

Conditions / Reasons:

As per report (Item 3a)

b 24 Oakwood Avenue, Ashley, New Milton (Application 21/11313)**Details:**

Single-storey front and rear extensions; new garage with office/storage space above

Public Participants:

James Thompson, Simpson Hilder Associates (Agent)

Additional Representations:

The case officer reported that a representation had been received from the Agent, in response to the comments received from New Milton Town Council and a further representation from the residents of 22 Oakwood Avenue. This had been included in the update note circulated prior to the meeting.

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 did not participate in the debate or vote on the application but 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.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3b)

c 11 Marine Drive, Barton-on-Sea, New Milton (Application 21/11349)**Details:**

Outbuilding (to replace existing outbuilding to be demolished)

Public Participants:

John Masters (Objector)

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 did not participate in the debate or vote on the application but 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.

A couple of typographical errors were reported in section 10 of the report as well as an amendment to condition 2 to reflect a revised plan number. This had been included in the update note circulated prior to the meeting.

Members felt there should be an additional condition to restrict the outbuilding to ancillary accommodation to the dwelling.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3c), update note and the additional condition set out below:

The building the subject of this permission shall only be used as incidental/ancillary accommodation to the dwelling on the site, and not as a holiday let/rental accommodation separate from the dwelling.

Reason: To provide the Planning Authority with the opportunity to properly assess the planning implications of subdivision of the property and whether it would be harmful to the amenities of the area, contrary to Policies ENV1 and ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest outside of the National Park, and DM6 of the Local Plan Part 2: Site and Development Management Plan.

d Corboy, Wiltshire Road, Bransgore (Application 21/11400)

Details:

Replacement dwelling

Public Participants:

Mrs Bowers (Objector)
Cllr Mike Manley, Bransgore Parish Council
Cllr Richard Frampton, Ward Cllr – Bransgore & Burley

Additional Representations:

A statement was read out on behalf of Mr Ellison (Applicant)

An additional representation had been received commenting on another

response, this had been included in the update note circulated prior to the meeting.

Comment:

Members felt that the proposed dwelling was out of keeping with the streetscene and that due to its size, scale and appearance it would have an adverse impact on the surrounding area, contrary to policy ENV3 of the Local Plan.

Decision:

Refuse

Conditions / Reasons:

By reason of its size, scale and appearance, the proposed dwelling would be an inappropriate and unsympathetic form of development which would have an adverse impact upon the character of the surrounding area. The proposal is therefore contrary to Policy ENV3 of the Local Plan Part 1: Planning Strategy.

e Land off, Moore Close, New Milton (Application 21/10932)

Details:

Affordable Housing Development consisting of 10 Houses and 6 apartments

Public Participants:

Neil Perkins, Aspire Architects Ltd (Agent)
Sara Scoles (Objector)
Carolyn Bull (Objector)

Additional Representations:

None

Comment:

Cllr Corbridge, for transparency purposes, declared a non-pecuniary interest as a member of the Housing and Homelessness Overview and Scrutiny Panel. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and vote.

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 did not participate in the debate or vote on the application but was present during the consideration of the item.

Cllr Ward disclosed a non-pecuniary as a member of New Milton Town Council which had commented on the application. Cllr Ward, for transparency purposes also reported she was a member of the Housing and Homelessness Overview and Scrutiny Panel. She concluded that there

were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

The case officer reported that conditions 2 and 6 had been amended and also an additional condition was proposed. This had been included in the update note circulated prior to the meeting.

Decision:

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

- a) An obligation for the provision and retention of at least 50% of the homes on the site to be affordable in accordance with Policy HOU2
- b) An obligation to pay the relevant financial contributions directly to the Council before development commences on the site. These contributions being as follows:
 - i) £55,980 to secure recreational habitat mitigation [made up of £48,606 infrastructure + £7,374 non-infrastructure]
 - ii) £1,190 to secure Air Quality monitoring
 - iii) £6,976.42 for shortfall of 209 m2 of informal open space on the site in accordance with saved Policy CS7 and NMT2
- c) The imposition of the conditions set out in the report and update note.

Conditions / Reasons:

As per report (Item 3e) and update note

f 7-9 Rumbridge Street, Totton (Application 21/11281)

Details:

Construction of 6 x dwellings; conversion of the existing office building to provide ground floor commercial use and cycle parking for dwellings; conversion of the upper floor to 1 x dwelling; part demolition of existing building (outline application with details only of access, layout and scale)

Public Participants:

Ben Christian, Vail Williams LLP (Agent)

Additional Representations:

Southern Water had submitted a representation, raising no objection to the application. This had been included in the update note circulated prior to the meeting.

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 two additional conditions. These had been included in the update note circulated prior to the meeting.

Decision:

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

- a) The completion by the landowner of a planning obligation entered into by way of a Section 106 Agreement (or unilateral undertaking) to secure appropriate habitats mitigation detailed within the Committee report); and
- b) The imposition of the conditions set out in the report and update note.

Conditions / Reasons:

As per report (Item 3f) and update note

g 3 Farnleys Mead, Lymington (Application 21/11438)

Details:

Single-storey side extension

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Corbridge disclosed a non-pecuniary interest as a member of Lymington and Pennington Town Council. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3g)

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

The Executive Head of Planning, Regeneration and Economy reported an amendment to the recommendation from February 2021 to allow for the S106 to be completed and to issue the planning permission. It was also reported that the recommendation be revised to give authority until the end of February 2022 to complete the S106 and issue planning permission.

RESOLVED:

That the Executive Head of Planning, Regeneration and Economy be given authority until the end of February 2022 to complete the S106 Agreement and for the Planning Permission to be issued.

CHAIRMAN