

9 FEBRUARY 2022

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 9 February 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:

Jan Duke

Officers Attending:

Ian Austin, Stephen Belli, Jacky Dawe, Judith Garrity, Richard Natt, David Norris, Warren Simmonds, Claire Upton-Brown and Karen Wardle

Apologies

Apologies for absence were received from Cllrs Brand and Sevier.

29 MINUTES

RESOLVED:

That the minutes of the meeting held on 12 January 2022 be agreed as a correct record and signed by the Chairman.

30 DECLARATIONS OF INTEREST

Cllr Bennison disclosed a non-pecuniary interest in application 21/11156 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 Glass disclosed a non-pecuniary interest in applications 21/11538 and 21/11658 as a member of Fawley Parish Council which had commented on the applications. 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 21/11442 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 Wade disclosed a non-pecuniary interest in application 21/11711 as a member of Hythe and Dibden 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 Ward disclosed a non-pecuniary interest in application 21/11442 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.

31 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land at Tinkers Cross, Whitsbury Road, Tinkers Cross, Fordingbridge (Application 20/11469)

Details:

Erection of 64 dwellings, change of use of land for Alternative Natural Recreational Greenspace, new accesses onto Whitsbury Road, and all necessary on-site infrastructure

Public Participants:

Jacqueline Mulliner, Terence O'Rourke Ltd (Agent)
Louise Tonkin (Objector)

Additional Representations:

The case officer reported that a response had been received from Wessex Water as well as two further letters of representation. These had been included in the update note circulated prior to the meeting.

Comment:

The case officer reported that a number of conditions had been amended. 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 being able to use a Grampian condition for phosphates

i) The completion by the end of 2022, of a planning obligation entered into by way of a Section 106 Agreement to secure the following contributions and other benefits:

- **Affordable Housing (AH)** – 19 units with a tenure split of 7

Affordable rent and 7 shared ownership and 5 First Homes. Phasing delivery of units to be agreed, and long-term retention as AH.

- **Education** – financial contribution of £272,517 towards expansion of Fordingbridge Junior and Infants School payable prior to commencement to Hampshire CC.
 - **Biodiversity net gain (BNG)**
 - **ANRG provision and maintenance**
 - **Habitat mitigation for recreational impact** – non infrastructure access and management contributions per dwelling as per standard formula = £46,142.00
 - **SINC enhancement and maintenance scheme** – as per the ANRG clauses above with contribution level TBC
 - **POS provision and maintenance including play spaces** – triggers for implementation, management arrangements to ensure long term public access and proper management and maintenance of those areas.
 - **Formal open space (playing pitches and infrastructure)** contribution towards off-site formal open space and new playing facilities for the town to be confirmed. £1000 per dwelling =i.e. £64k.
 - **Internal roads not to be adopted** –
 - **Provision of on-site drainage – Air quality assessment** monitoring contribution of £5440.00 in line with Local Plan policy.
 - **Off-site highway works** for new junction and works and other crossing points as well as footpath highway verge widening and improvement along Whitsbury Road – under S278 Highways Act agreement
 - **Footpath 83 improvements** – widening and improvement of FP83 between Tinkers Cross/Whitsbury Road junction and entrance to Augustus Park estate either under license/agreement with HCC and carried out by developer or with full cost of works payment. Works to be completed prior to first occupation. The applicants have calculated the cost of these works as circa £67,000 to be checked by HCC Countryside Team.
 - **Provision of full Travel Plan** with bond, monitoring fees and approval fees.
 - **Traffic Regulation Order** – Application to be made prior to commencement for a TRO to reduce local speed limit to 30 mph along Whitsbury Road between the existing 40mph sign to the south and the 30mph sign to the north at Tinkers Cross. If TRO successful any measures required are implemented with a timescale to be agreed and no later than first occupation.
 - Monitoring contributions
- ii) Delegated authority be given to the Executive Head of Planning, Regeneration and Economy to include the conditions as set out in the report together with any further additions, and amendments to conditions as appropriate.

Conditions / Reasons:

As per report (Item 3a) and update note

b Marchwood Military Port, Cracknore Hard, Marchwood (Application 21/11156)

Details:

Hybrid planning application for the development of land at Marchwood Port (existing classes B2, Class B8 and ancillary uses) for additional development to support the proposed use of the land for port and port related uses comprising:

An application for full planning for the demolition of existing buildings and creation of additional hard standing (Class B2 (Industrial)/Class B8 (storage & Distribution), including ancillary offices (class E(g)) and ancillary security staff welfare and facilities; highway & railway improvements; perimeter and internal fencing; ecological enhancement areas; landscaping & infrastructure; enabling and earthwork's; utilities and associated works (Phase 1 works and specified plots - Plots S1; Plot A1.1, Plot A1.3, Plot A1.4 Plot A1.5; Plot M2 and Plot A2 (enabling works)).

Outline application for demolition of existing buildings; additional hard standing (Class B2 (Industrial)/Class B8 (Storage & Distribution), ancillary security and staff welfare & facilities; warehousing (Class B2(Industrial)/B8(storage & Distribution)); circulation and access improvements; vehicle parking & servicing; lighting, plant infrastructure and associated works (Details only of access) (Remainder of the site).

Public Participants:

Richard Parkinson, Solent Gateway (Applicant)
Jonathan Best (Planner), Montagu Evans and Steve Jenkins (Highways Consultant), i-transport were present and answered technical questions on behalf of the applicant

Additional Representations:

The case officer reported that one further letter of representation and a letter from the agent had been received. This had been included in the update note circulated prior to the meeting.

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.

The case officer reported a number of amendments to the report, including an amendment to the recommendation. This had been included in the update note circulated prior to the meeting.

An additional verbal update was made by the case officer to amend the report, on page 108, under heading Developer Contributions item ii a to omit the last sentence in order to reflect the updated recommendation.

Decision:

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

i) the completion of planning obligations entered into by way of Section 106 Agreement to secure:

(i) Off-site Biodiversity Net Gain

- a. provision prior to the first use or occupation of completed Phase 1 of the development hereby approved.
- b. retain, management and maintenance for a period of 30 years.

(ii) Highways works linked to a S278 agreement

- a. Financial contribution of £400,000 for improvements to A35/A326 Rushington roundabout to be made prior to the first use or occupation of completed Phase 1 of the development hereby approved.
- b. Off site Highway improvement works to be undertaken and completed prior to the first use or occupation of completed Phase 1 of the development hereby approved as follows:
 - i. A footway link along Normandy Way from its junction with Cracknore Hard linking to Autumn Road.
 - ii. A footway link on Autumn Road linking to Dapple Place and associated uncontrolled pedestrian crossings.
 - iii. Minor cycle improvements.
 - iv. Directional cycle signage on Cracknore Hard, Normandy Way, Main Road and Cork Lane.
- c. Travel Plan and assessment monitoring fee of £16,500.00
- d. A Travel Plan bond of £25,500.

(iii) An employment and skills plan.

(ii) The imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3b) and update note and further verbal update.

c Land adjacent Autumn Lodge, North Road, Dibden Purlieu, Hythe (Application 21/11711)

Details:

Variation of Condition 2 of Planning Permission 16/11569 to allow amendments to Plot 1, entailing alternations to roof, additional roof lights and increase of glazing on first-floor

Public Participants:

Tom Howse, Broadsword Group (Applicant)

Additional Representations:

None

Comment:

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

Decision:

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

- i) The completion by the landowner of a planning obligation entered into by way of a Section 106 Agreement or unilateral undertaking to secure appropriate contributions in respect of habitats mitigation; and
- ii) The imposition of the conditions set out in the report

Conditions / Reasons:

As per report (Item 3c)

d 207-209 Long Lane, Holbury, Fawley (Application 21/11538)**Details:**

4 Semi detached houses with parking; demolition of existing buildings

Public Participants:

Dan Wilden, on behalf of Andrews Roberts & Assoc (Agent)
Charlotte Goulding (Objector)

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.

Members expressed that view that the proposed development due to its scale, design and positioning within the site would have an overbearing impact on the amenity of the neighbouring property at 211 Long Lane.

Decision:

Refuse

Conditions / Reasons:

1. The proposed development, by reason of its scale, design, positioning within the site and relationship to neighbouring dwellings, would have an unduly overbearing impact upon the amenity of the occupiers of the adjoining bungalow at 211 Long Lane. Consequently the proposal would be discordant with the provisions of local plan policy ENV3 of the New Forest Local Plan.

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 Supplementary Planning Document - Mitigation for Recreational Impacts on New Forest European Sites.

e The Pilgrim Inn, Hythe Road, Marchwood (Application 21/11667)**Details:**

Form new timber framed pitched roof structure with timber cladding and Cedar roof shingles; new paving below new structure; heating & lighting within structure

Public Participants:

None

Additional Representations:

A statement was read out on behalf of Brendan Gibbs, Marchwood Parish Council.

Comment:

The case officer reported that the conditions contained in the report had been amended, as included in the update note circulated prior to the meeting.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3e) and update note

f Land adjacent to Peartree House, Tavelles Lane, Marchwood (Application 21/11535)**Details:**

Erection of a detached dwelling

Public Participants:

Dan Wilden, on behalf of Anders Roberts and Assoc (Agent)

Additional Representations:

A statement was read out on behalf of Brendan Gibbs, Marchwood Parish Council.

The case officer reported that three additional letters of objection had been received, this had been included in the update note circulated prior to the meeting.

Comment:

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

Conditions / Reasons:

As per report (Item 3f)

g Docharty, 51 Hampton Lane, Blackfield, Fawley (Application 21/11658)**Details:**

New 1st floor extension with new roof including alterations to existing roof and new rear extension.

Public Participants:

None

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 Bellows was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3g)

h 26 Moorland Avenue, Barton-On-Sea, New Milton (Application 21/11442)

Details:

Replacement garage with home office / Gym

Public Participants:

Stephen Peters, Agent
Cllr David Hawkins, District Councillor

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 Bellows was not present for this item.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3h)

CHAIRMAN