

9 MARCH 2022

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

Jacqui England

Officers Attending:

Ian Austin, Jim Bennett, Jacky Dawe, Judith Garrity, Richard Natt, David Norris, Julie Parry, Warren Simmonds, Claire Upton-Brown and Karen Wardle

Apologies

There were no apologies for absence.

32 MINUTES

RESOLVED:

That the minutes of the meeting held on 9 February 2022 be agreed as a correct record and signed by the Chairman.

33 DECLARATIONS OF INTEREST

Cllr Bellows disclosed a non-pecuniary interest in application 21/11621 as a member of Damerham 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.

Cllr Corbridge disclosed a non-pecuniary interest in application 21/11595 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 Glass disclosed a non-pecuniary interest in application 21/11674 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 Ring disclosed a non-pecuniary interest in application 22/10063 as a member of the Planning Committee of Ringwood Town Council which had commented on the application. He concluded that as he had not participated 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 Ring, for transparency purposes disclosed a non-pecuniary interest in application 21/11673. He reported that he had requested the application be considered by the Planning Committee, following a request from the objectors to the application. He reported that he had not expressed a view on the application and 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 in application 22/10018 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.

34 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land South of, Derritt Lane, Sopley (Application 21/11097)

Details:

Development of 100 dwellings; informal open space; natural recreation greenspace and play areas; footpaths and cycleways; associated landscaping; utilities and drainage infrastructure and enabling works; vehicular access from Derritt Lane and West Road (AMENDED REASON TO ADVERTISE)

Public Participants:

Nick Guildford (on behalf of the Applicant)
Chris Yalden (AWP Drainage advisor) (Present to answer questions only)
Graham Hacker (Objector)
Philip Emmel (Objector)
Cllr Jacquie Lay and Cllr Mark Steele, Bransgore Parish Council
Cllr Jeremy Allen, Sopley Parish Council

Additional Representations:

A statement was read out on behalf of Cllr Richard Frampton, Bransgore and Burley Ward Councillor.

The Case Officer reported that Cllr Richard Frampton had submitted comments on the application raising no objection subject to the development achieving 30% affordable housing. He did however raise concerns about the flood risk assessment, which could be overcome with a condition. 7 additional letters of objection had also been received raising concerns. This

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

Comment:

Members were generally supportive of the proposal but raised concerns about the flood risk assessment, noting that the area currently experienced problems with flooding. It was felt that further technical information should be provided to further demonstrate that the development would not cause flooding in or around the proposed development.

Decision:

Defer

Conditions / Reasons:

To allow further information to be provided in relation to the proposed drainage proposals to demonstrate that the proposed development will not exacerbate existing flooding issues.

b Jubilee Camping, Browns Lane, Damerham (Application 21/11621)

Details:

Regularise the existing structures on the site associated with the use as a campsite (Retrospective)

Public Participants:

Jessica Glover, Pure Town Planning (Agent)
Peter Brooks (Objector)
William Ferguson (Objector)
Cllr David Crane, Chairman of Damerham Parish Council

Additional Representations:

None

Comment:

Cllr Bellows disclosed a non-pecuniary interest as a member of Damerham 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.

The Committee felt that the proposal would have a detrimental effect within the open countryside and have an adverse impact upon the landscape character of the Area of Outstanding Natural Beauty.

Decision:

Refuse

Conditions / Reasons:

The proposal represents unjustified development within open countryside that would have an adverse impact upon the landscape character of the AONB, contrary to policies STR2 and ENV4 of the Local Plan Part 1: Planning Strategy.

c 196 Everton Road, Hordle (Application 21/11461)**Details:**

Drainage pipe and inspection pits (Retrospective)

Public Participants:

None

Additional Representations:

The Case Officer reported that an objection had been received from Cllr Carpenter, Hordle Ward Cllr raising concerns about the likelihood of flooding in and around the site. This had been included in the update note circulated prior to the meeting.

Comment:

The Case Officer reported an amendment to the recommendation to defer the application in order to seek further information in relation to drainage issues. This had been included in the update note circulate prior to the meeting.

Decision:

Defer

Conditions / Reasons:

As per report (Item 3c) and update note

d 45 Northfield Road, Ringwood (Application 22/10063)**Details:**

Erection new front boundary treatment. (Retrospective)

Public Participants:

Adam Bennett, Ken Parke Planning Consultants (Agent)
Cllr Rae Frederick, Ringwood Town Council

Additional Representations:

The Case Officer reported that a letter of objection had been received from the Ringwood Society raising the following concerns; the proposals would

lead to the urbanisation of a semi-rural area, the high boundary treatment creates an antisocial relationship within the street, reduces passive surveillance, loss of vegetation and that obstruction could be caused whilst waiting for the gates to open.

Comment:

Cllr Ring disclosed a non-pecuniary interest as a member of the Planning Committee of Ringwood Town Council which had commented on the application. He concluded that as he had not participated 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.

Members of the Committee raised concerns about the timber infill panels and felt that an alternative more open solution should be sought through an additional planning condition. Members also felt that there should be a landscaping condition to retain the planting in front of the wall.

Decision:

Grant subject to conditions

Conditions / Reasons:

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

Condition 3 - The shrubs/planting identified on the approved plan to the front of the wall which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Condition 4 - Within 3 months of the date of this permission the timber infilling panels shall be removed and replaced with iron railings in accordance with details that shall have first been submitted to and approved in writing by the LPA. The approved materials shall not be replaced unless otherwise agreed in writing by the LPA

Reason: To ensure that the scheme is carried out in an acceptable way and all required details are provided within a reasonable timescale as without these details the scheme would have been unacceptable 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 5 Sika Rise, Bransgore (Application 21/11672)

Details:

Single-storey rear extension

Public Participants:

Cllr Mike Manley, Bransgore Parish Council

Additional Representations:

None

Comment:

None

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3e)

f 3 Arnwood Drive, Bransgore, Sopley (Application 21/11673)

Details:

Additional front dormer, enlarge existing dormer; increase depth of front window

Public Participants:

Albert Marsh (Objector)

Additional Representations:

A further letter of support had been received from a neighbouring property, this had been included in the update note circulated prior to the meeting.

Comment:

Cllr Ring, for transparency purposes reported that he had requested the application be considered by the Planning Committee, following a request from the objectors to the application. He reported that he had not expressed a view on the application and concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3f)

g Little Toller, Chapel Lane, Langley, Fawley (Application 21/11674)**Details:**

Demolition of existing; replace with 2no dwellings

Public Participants:

David Cousins (on behalf of the applicant)
Christopher Hooper (Supporter)

Additional Representations:

The Case Officer reported that a consultation response had been received from HCC Highways raising no objection to the proposals subject to suggested conditions and a standard informative with respect to the provision of dropped kerbs. 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 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.

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 contributions towards habitats mitigation, as detailed in the officer report to Committee; and
- ii) the imposition of the conditions set out in the report and update note.

Conditions / Reasons:

As per report (Item 3g) and update note.

h Squirrels Beech, Beaulieu Road, Dibden Purlieu, Hythe (Application 22/10018)**Details:**

Covered garden area

Public Participants:

None

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.

Cllr Rickman was not present for part of this item and therefore did not vote in respect of the application.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3h)

i 16 Salisbury Street, Fordingbridge (Application 21/10286)**Details:**

Use of the outside area from residential garden to cafe seating area; erection of 2no. single-storey outbuildings; demolition of existing structures; installation of air conditioning unit, decking and fencing. Alteration to route of existing pedestrian right of way from No.12 across site to Salisbury Street.

Public Participants:

Peter Cheal (Applicant)

Additional Representations:

Statements were read out on behalf of Patricia Bateson (Objector) and Lucy Sheard (Objector).

Comment:

The Case Officer reported that amended plans had been submitted and as a result conditions 2 and 6 needed to be amended. This had been included in the update note circulated prior to the meeting.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3i) and update note

j Great End, Queen Katherine Road, Lymington (Application 21/11595)**Details:**

Front and rear dormer windows; rooflight to side

Public Participants:

Deborah Slade, Draycott Chartered Surveyors (Agent)
Sarah Squire (Objector)
Cllr Jacqui England, Lymington Town Ward Cllr

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.

Members felt that the proposals would have an adverse impact upon the amenity of the adjoining properties as a result of additional overlooking and loss of privacy. It was also felt that there would be an adverse impact upon the character and appearance of the area.

Decision:

Refuse

Conditions / Reasons:

1. By reason of its location and size the proposed window in the proposed rear dormer of the development would have an unacceptable impact on the amenity of neighbours as a result of additional overlooking and loss of privacy. Therefore, the proposed development would be contrary to Policy ENV3 of the Local Plan 2016 - 2036 Part 1: Planning Strategy for the New Forest District outside the New Forest National Park 2.
2. By reason of the large areas of glazing set behind timber louvres the proposed rear dormer is of a design that is unsympathetic to the appearance of the surrounding development and would result in a form of development disparate and incongruous in its setting which would have a consequent adverse impact upon the character and appearance

of the area. Therefore the proposed development would be contrary to Policy ENV3 of the Local Plan 2016 - 2036 Part 1: Planning Strategy for the New Forest District outside the New Forest.

CHAIRMAN