

10 AUGUST 2022

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 10 August 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

Officers Attending:

Jim Bennett, Jacky Dawe, James Gilfillan, Ian Rayner, Andy Rogers, Nigel Hewitson, David Norris and Warren Simmonds

Apologies

Cllr Kangarani.

11 MINUTES

RESOLVED:

That the minutes of the meeting held on 13 July 2022 be agreed as a correct record and signed by the Chairman.

12 DECLARATIONS OF INTEREST

Cllr Glass disclosed a non-pecuniary interest in application 21/11329 as, although Fawley Parish Council had not considered the matter, he had personally objected to the application and did not propose to participate as a Committee member in consideration of the item, but wished to speak as a member of the public.

Cllr Glass also declared non-pecuniary interests in applications 22/10695, 22/10588, and 22/10587 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 Crisell declared a non-pecuniary interest in application 22/10553 as a member of Totton 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 Hopkins declared a non-pecuniary interest in application 22/10657 on the basis she had expressed views which may give the impression that she had pre-judged the application, and therefore would not be take part in the debate or vote.

Cllr Hawkins declared a non-pecuniary interest in application 22/10657 as he had visited the property next door, but he had not expressed any opinion on the application. Cllr Hawkins had requested that the neighbour, Mr Westland have the opportunity to put his case forward with regard to the roof extension overshadowing his solar panels. 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 declared a non-pecuniary interest in application 21/11677 as a member of New Milton Town Council Planning Committee, which had commented on the application. However, as he was not present when the application was discussed, 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 declared a non-pecuniary interest in application 21/11677 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.

13 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land to the near of 141 Hampton Lane, Blackfield, Fawley (Application 22/10588)

Details:

Erection of a two-bedroom bungalow

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Glass declared 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.

The decision letter for planning appeal (Appeal ref: APP/B1740/W/21/3284016) in respect of previously refused application 21/11002 as referred to in the officer report for item 3a, had been omitted in error from the report and had been circulated as an update.

The consultation response from Hampshire County Highways had also been received since the agenda had been published. There was no objection due to there being no changes to the existing access.

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 with respect of habitats mitigation (as set out within the officer report); and
- ii) the imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3a)

b 137A Hampton Lane, Blackfield, Fawley (Application 22/10587)**Details:**

Change of use of ground floor from Class E retail to 2x one bedroom flats; single-storey rear extension; single-storey front extension

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Glass declared 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:

- iii) 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 contributions as set out in the officer report; and
- iv) the imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3b)

c Gang Warily Farm, Newlands Road, Fawley (NB: Proposed legal agreement) (Application 21/11329)

Details:

Construction of 19 affordable dwellings (10 houses and 9 apartments); adjusted vehicular access; associated amenity space and landscaping; demolition of the existing on-site dwelling and associated outbuildings

Public Participants:

Cllr Glass as local ward member

Additional Representations:

None

Comment:

Cllr Glass disclosed a non-pecuniary interest, as although Fawley Parish Council had not considered the matter, he had personally objected to the application. He did not participate as a Committee member in consideration of the item, but spoke against the application as local ward member.

Decision:

That 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:
 - £81,676 towards New Forest recreational disturbance infrastructure
 - £12,113 towards New Forest recreational disturbance non-infrastructure
 - £11,208 towards Solent recreational disturbance
 - £1,729.00 towards monitoring Air Quality in the New Forest
 - £750.00 Commencement monitoring fee
 - £750.00 Affordable housing monitoring fee
 - £4,625.00 Bio-diversity Net Gain 30yr monitoring fee
 - Secure the site as 100% affordable housing for occupation by residents nominated by New Forest DC
- ii) the imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3c)

d Milton Barns, Gore Road, New Milton (Application 21/11677)

Details:

Residential development of 17 no. affordable homes comprising 3 flats, 14 houses with landscaping, access and parking

Public Participants:

Mr D Howells (Agent) and Mr B Stevenson (Applicant)

Additional Representations:

None

Comment:

Cllr Hawkins declared a non-pecuniary interest as a member of New Milton Town Council Planning Committee, which had commented on the application. However as he was not present when the application was discussed, 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 declared 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.

The plan provided with the Committee agenda papers had been superseded. The application site no longer included the car park, external areas to the west of Milton Barn. The accurate plan was displayed to the Committee during the Officers' presentation.

The Committee felt the public benefits in terms of meeting housing need outweighed the reasons given in the officer recommendation for refusal.

Decision:

That 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 achieve:
 - contributions towards New Forest recreational disturbance infrastructure and non-infrastructure
 - contribution towards Solent recreational disturbance mitigation
 - contribution towards monitoring Air Quality in the New Forest
 - Appropriate monitoring fees (in respect of : Commencement, Affordable Housing, and Bio Diversity Net Gain).
 - Secure the site as 100% affordable housing for occupation by residents nominated by New Forest District Council
 - Contribution towards education infrastructure

- (ii) the imposition of the conditions as agreed with the Chairman of Planning Committee.

Conditions / Reasons:

The Committee felt the public benefits in terms of meeting housing need outweighed the reasons given in the officer recommendation for refusal.

e Unit 4, Arch Farm Industrial Estate, Whitsbury Road, Fordingbridge (Application 22/10685)

Details:

Two storage containers and four chiller units (part retrospective)

Public Participants:

Mr J Davies (Agent)

Additional Representations:

None

Comment:

None

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3e)

f Pendle Gate, 10A Knowland Drive, Milford-on-Sea (Application 22/10657)

Details:

Front extension; replace conservatory with extension; raise the ridge over the main part of the house

Public Participants:

Mrs H Puckett (Applicant)
Mr P Weston (Objector)

Additional Representations:

None

Comment:

Cllr Hopkins declared a non-pecuniary interest on the basis she had expressed views which may give the impression that she had pre-judged the application, and therefore would not be take part in the debate or vote.

Cllr Hawkins declared a non-pecuniary interest as he had visited the property next door, but he had not expressed any opinion on the application. Cllr Hawkins had requested that the neighbour, Mr Westland have the opportunity to put his case forward with regard to the roof extension overshadowing his solar panels. He 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 Copthorne, 5 Forest Gate, Langley, Fawley (Application 22/10695)**Details:**

Carport to front of property

Public Participants:

Mr M Carter (Applicant)

Additional Representations:

None

Comment:

Cllr Glass declared 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:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3g)

h 28 Hamtun Crescent, Totton (Application 22/10553)**Details:**

Single-storey side extension and rendering of side and rear elevations
(Retrospective)

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Crisell declared a non-pecuniary interest as a member of Totton 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 3h)

CHAIRMAN