

12 OCTOBER 2022

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

Officers Attending:

Vivienne Baxter, Stephen Belli, Jessica Cooke, John Fanning, Judith Garrity, James Gilfillan, Nigel Hewitson, David Norris, Warren Simmonds, Joe Tyler and Karen Wardle

Apologies

Apologies for absence were received from Cllrs Glass, Rickman, Ring and Ward.

18 DECLARATIONS OF INTEREST

Cllrs Crisell and Kangarani declared a non-pecuniary interest in application 22/10857 as members of Totton and Eling Town Council which had expressed a view on the application. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

Cllr Wade disclosed a non-pecuniary interest in application 22/10907, as a member of Dibden and Hythe Parish Council which had expressed a view 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.

19 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land at Cygnus Gardens, Dibden (Application 22/10907)**Details:**

New Dwelling.

Public Participants:

None.

Additional Representations:

None.

Comment:

Cllr Wade disclosed a non-pecuniary interest, as a member of Dibden and Hythe Parish Council which had expressed a view 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 that an amended site plan had been submitted and as a result condition 5 needed to be amended to reflect the correct plan number. Amendments to conditions 2 and 11 were noted. These changes had been included in the update note circulated prior to the meeting.

An additional condition was also proposed in relation to the protection of trees around the site, to be carried out in accordance with the arboricultural survey.

The Committee felt that the proposed development would have an impact on visual amenity and have an overbearing impact on the neighbouring property. It would create a cramped form of development and be out of character with the area. Members also noted that there was an existing issue with trees and that the proposal would increase the pressure on the trees.

Decision:

Refuse.

Reasons:

The site is located close to a sensitive woodland edge area providing an important visual break in the development on this estate. The proposal is considered to be out of character with the visual appearance and character of this part of the settlement, and contrary to Policy ENV3 of the New Forest Local Plan 2016-2036, and Policies D1 and D3 of the Hythe and Dibden Neighbourhood Plan 2019.

The proposal is considered to comprise a cramped form of development with an overbearing and insensitive impact on the neighbouring properties resulting in a significant loss of amenity contrary to New Forest Local Plan

Policy ENV3 and Policies D1 and D3 of the Hythe and Dibden Neighbourhood Plan 2019.

The proposal, it is considered, will place additional pressure on trees of importance within and outside the site through their proximity and shading impact giving rise potentially to a future need to carry out lopping topping or felling works resulting in a further loss of the verdant woodland character of this part of the settlement contrary to New Forest Local Plan Policy ENV3 and Policies D1 and D3 of the Hythe and Dibden Neighbourhood Plan 2019.

b Barn to East of Sandle Lodge, Main Road, Sandleheath (Application 21/10578)

Details:

Demolition of existing barn and erection of replacement dwelling.

Public Participants:

Aaron Smith, Master Land & Planning, on behalf of Healthy Property Group Ltd (Applicant)

Stephen Smith (Objector)

Additional Representations:

None.

Comment:

The Case Officer reported at the meeting the following typographical amendments to the report:

- Site description: Last sentence to refer to a replacement 2 bed dwelling, rather than a 3 bed dwelling
- Highway safety, access and parking: Last sentence of the second paragraph should refer to a 2 bed dwelling, rather than a 3 bed dwelling.

Decision:

Grant subject to conditions.

Conditions / Reasons:

As per report (Item 2b)

c Land off Selwyn, Fryern Court Road, Burgate, Fordingbridge (Application 20/11267)

Details:

Demolition of existing outbuildings; erection of 2x detached dwellings with associated parking and landscaping (Outline application with details only of access and scale).

Public Participants:

Dan Roycroft, Atlas Planning Group (Agent)

Additional Representations:

None.

Comment:

None.

Decision:

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

- i) The completion, by 16th December 2022 of a planning obligation entered into by way of a Section 106 Agreement to secure recreational habitat mitigation and air quality monitoring contributions; and
- ii) The imposition of the conditions as set out in the report.

BUT, in the event that the Agreement is not completed by 16th December 2022, Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **REFUSE PERMISSION** for the reason set out below:

The recreational and air quality 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 / Ramsar site and the Solent Maritime Special Area of Conservation, would not be adequately mitigated, and the proposed development would therefore unacceptably increase recreational and air quality pressures on these sensitive European nature conservation sites, contrary to Policy ENV1 of the New Forest District Local Plan Part 1 and Policy DM2 of the Local Plan Part 2 Sites and Development Management Development Plan Document and the Supplementary Planning Document – Mitigation Strategy for European Sites.

Conditions / Reasons:

As per report (Item 2c).

d 5 a Bridge Street, Fordingbridge (Application 22/10202)**Details:**

Use of rear ground floor as flat (retrospective).

Public Participants:

None.

Additional Representations:

None.

Comment:

Cllr Sevier was not present for this item.

Decision:

Grant subject to conditions.

Conditions / Reasons:

As per report (Item 2d).

e 23 High Street, Fordingbridge (Application 21/10343)**Details:**

Change of use of part of ground floor from retail to two self-contained flats; fenestration alterations.

Public Participants:

Carl Patrick, Sennitt Planning (Agent)

Additional Representations:

None.

Comment:

The Case Officer reported that a Unilateral Undertaking had been completed by the applicant after the report had been published, as a result there was a change to the officer recommendation to grant permission subject to conditions.

The Committee noted a change to condition 2 to reflect the correct plan numbers and a request for an air quality statement. This had been included in the update note circulated prior to the meeting.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 2e) and update note

f Land of 24 Poplar Drive, Marchwood (Application 21/10898)

Details:

Demolition of attached garaging and erection of infill dwelling.

Public Participants:

Neil March, Southern Planning Practice (Agent)

Tina Dudley, Clerk of Marchwood Parish Council

Additional Representations:

The Case Officer reported that a further third party representation had been received which raised concerns about the accuracy about the plans. This had been included in the update note circulated prior to the meeting.

Comment:

The Case Officer reported that condition 17 was a duplication of condition 10 and could therefore be removed.

Cllr Sevier 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 habitats mitigation and air quality monitoring contributions, as set out within Section 10 of the officer report; and
- ii) The imposition of the conditions as set out in the report.

Conditions / Reasons:

As per report (Item 2f)

g 14 Meadow Close, Ringwood (Application 22/10863)

Details:

Variation of condition 2 of planning permission 21/10969 to allow fenestration changes to the west elevation & additional windows to the rear elevation.

Public Participants:

Cheryl Frost (Objector)

Cllr Peter Kelleher, Ringwood Town Council

Additional Representations:

None.

Comment:

The Committee felt that the proposed variation of condition 2 of planning permission 21/10969 to allow fenestration changes was deemed to be of poor design and would have a harmful impact on the character and appearance of the area. Members also felt that the proposed changes would allow unacceptable overlooking of neighbouring properties.

Cllr Sevier was not present for this item.

Decision:

Refuse

Conditions / Reasons:

The proposed changes to the approved scheme would result in an unacceptable level of overlooking and this would be harmful to the residential amenities of properties in Hampton Drive and contrary to policy ENV3 of the New Forest District Council Local Plan Part 1.

The proposed fenestration, would by reason of the size and design have a harmful impact upon the character and appearance of the area, contrary to policy ENV3 of the New Forest District Council Local Plan Part 1.

h 3 Fairlie Park, Ringwood (Application 22/10884)**Details:**

Roof alterations to raise ridge height; front dormers and roof lights in association with new first floor; rear extension.

Public Participants:

Leonard Brown (Applicant)

Richard Shaw (Objector)

Trevor Cox (Objector)

Cllr Glenys Turner, Ringwood Town Council

Additional Representations:

None.

Comment:

Cllrs Kangarani and Sevier were not present for this item.

Decision:

Grant subject to conditions.

Conditions / Reasons:

As per report (Item 2h).

i 196 Ringwood Road, Totton (Application 22/10857)**Details:**

1.825m high fence across the front boundary, to include a 3.75m access that will incorporate a gate (retrospective).

Public Participants:

None.

Additional Representations:

A statement was read out on behalf of Darren Parsons (Applicant).

Comment:

Cllrs Crisell and Kangarani declared a non-pecuniary interest as members of Totton and Eling Town Council which had expressed a view on the application. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

The Case Officer reported an additional letter of representation had been received from a neighbouring property in support of the application.

Cllrs Bellows, Kangarani, Sevier and Wade were not present for this item.

Decision:

Refuse.

Conditions / Reasons:

As per report (Item 2i).

j Land rear of 87-99 Long Lane, Holbury (Application 22/10346)**Details:**

Erect 4 flats and 1 house with associated parking.

Public Participants:

None.

Additional Representations:

None.

Comment:

Cllrs Bellows, Kangarani, Sevier and Wade were 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 and submission of a Unilateral Undertaking in accordance with S.106, accompanied by the following payments; and
 - New Forest Recreational Infrastructure: £20,667.00
 - New Forest Recreational Non-infrastructure: £3,169.00
 - Solent recreation: £2,987.00
 - New Forest Air Quality monitoring: £455.00
- ii) The imposition of conditions as set out in the report.

Conditions / Reasons:

As per report (Item 2j).

CHAIRMAN