

9 NOVEMBER 2022

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 9 November 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, John Fanning, Judith Garrity, James Gilfillan, Nigel Hewitson, David Norris, Warren Simmonds and Joe Tyler.

Apologies

Apologies for absence were received from Cllrs Ring and Sevier.

20 MINUTES

RESOLVED:

That the minutes of the meetings held on 29 September and 12 October 2022 be agreed as correct records and signed by the Chairman.

21 DECLARATIONS OF INTEREST

Cllr Wade declared a non-pecuniary interest in applications 22/10939 and 22/10918 as a member of Hythe and Dibden Parish Council which had expressed a view on the applications. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and vote.

Cllrs Hawkins and Ward declared a non-pecuniary interest in application 21/11677 as members of New Milton Town Council which had expressed a view on the application. Cllr Hawkins declared that he was a member of the New Milton Town Council Planning Committee however he had not attended any meetings where

they had considered the application. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and vote.

Cllrs Crisell and Kangarani declared a non-pecuniary interest in application 22/10960 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.

22 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a **Hythe Hospital and Health Centre, Beaulieu Road, Hythe (Application 22/10939)**

Details:

Demolition of existing buildings; construction of 22 dwellings with access, parking, electric vehicle charging, cycle storage, refuse storage, hard and soft landscaping.

Public Participants:

Mr Diego Gonzalez Diez, NFDC (Applicant)
Ms Laura Grimason, Gillings Planning (Agent)

Additional Representations:

None.

Comment:

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

The Case Officer reported, as per the update note, that an amendment had been made to the wording in paragraph 2, page 16 of the report to refer to 'Block A (not Block B). The Case Officer also reported that Conditions 2 and 15 needed to be amended to reflect the correct plan numbers and Condition 23 required reference to an addendum letter dated 11/8/22.

Decision:

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

- i. an obligation for the provision and retention of at least 40% of the homes on the site to be affordable in accordance with Policy HOU2
- ii. an obligation to pay the relevant financial contributions directly to the Council before planning permission is issued on the site. These contributions being as follows:
 - £98,103 to secure recreational habitat mitigation [made up of £85,219 infrastructure + £12,884 non-infrastructure]

- £11,947 to secure Solent bird aware contribution
- £2,002 to secure Air Quality monitoring.
- £4,625 for BNG management and monitoring contribution

iii. The imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3a) and updates to Committee.

b 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 Darryl Howells, Darryl Howells Planning Consultancy (Agent).

Mr B Stevenson (Applicant).

Additional Representations:

None.

Comment:

Cllrs Hawkins and Ward declared a non-pecuniary interest as members of New Milton Town Council which had expressed a view on the application. Cllr Hawkins declared that he was a member of the New Milton Town Council Planning Committee however he had not attended any meetings where they had considered the application. They concluded that there were no grounds under common law to prevent them from remaining in the meeting to speak and vote.

Cllr Kangarani declared that he had not been present during the August Planning Committee meeting where application 21/11677 was considered. Therefore, Cllr Kangarani did not participate or vote on this item.

The Case Officer reported, as per the update published on 8/11/22, that an additional letter had been received from New Milton Town Council, reiterating their support for the scheme despite the fact that the affordable housing would not be protected in perpetuity.

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 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 set out in Appendix 1 of the report.

Conditions / Reasons:

As per report (Item 3b) and updates to Committee.

c Land at Bumbleberry Field, Martin Road, Martin (Application 22/11014)

Details:

Proposed agricultural storage building; polytunnel and area of gravel hardstanding; retention of raised beds and toilet facility.

Public Participants:

Mr Jerry Davies, Jerry Davies Planning Consultancy (Agent)

Additional Representations:

A further representation from a local resident, forwarded by the applicant's agent, had been received offering support for the smallholding, as per update note.

Cllr E Heron had also circulated an email to members of the Committee clarifying his views.

Comment:

The Case Officer reported, as per the update note, that the GIS plan attached to the report at page 64 was incorrect, however the plan shown in the presentation and associated application documentation was correct.

Decision:

Grant subject to conditions.

Conditions / Reasons:

As per report (Item 3c) and updates to Committee.

d Court Farm, Ringwood Road, Avon, Sopley (Application 22/10127)

Details:

Redevelopment of farm buildings to provide new Class 'E' units; parking;

landscaping; demolition of existing buildings.

Public Participants:

Mr Willie Manners, Avon Tyrrell Estate (Applicant)

Additional Representations:

None.

Comment:

The Committee felt that the proposed development would see the removal of the existing, unsightly buildings and would improve the look of the countryside. It was also agreed that the proposed development would provide diversification of farmland and employment opportunities whilst the agreed highways contributions would enhance the immediate area.

Members noted Sopley Parish Council's support for the scheme and agreed with the Parish Council's request for the Class Use to be restricted to 'light industry and/or office space', preventing 'heavy industry or retail use'.

Decision:

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 S106 legal agreement for improvement to the Highway by way of:

- A highway contribution of £30,000 is required for highway improvements to the junction of Court Lane/B3347/Avon Causeway. This is included in the County Council's casualty reduction programme for a minor scheme improvement (short term) and/or a major scheme improvements (long term).
- The minor scheme includes a full resurfacing (replacing anti-skip surface and slow signs), upgrading signage and potential localised widening and installation of traffic island (details to be decided).
- The major scheme includes junction re-alignment with associated road marking and signing. The proposed development would generate additional traffic which could travel to/from the site via Avon Causeway, increasing the risks of collision at this junction.

ii) The imposition of the conditions as set out below.

Conditions / Reasons:

Members considered the combined benefits of the proposal and, when taken together, in this case constituted very special circumstances capable of outweighing the harm caused by the construction of new buildings in the

Green Belt which would otherwise constitute inappropriate development under the terms of the National Planning Policy Framework.

Conditions:

- 1) Standard 3 year commencement
- 2) Standard approve plans document list
- 3) Approval of exact details of external materials
- 4) Landscaping to be carried out in accordance with the landscaping proposals and recommendations contained within the submitted LVIA
- 5) Development to be carried out in accordance with the submitted Ecological Survey methodology and details set out in Sections 44-49 of the Preliminary Ecological Assessment and Biodiversity Net Gain Report
- 6) Provision of electric vehicle charging facilities
- 7) Slab levels to be in accordance with approved drawings
- 8) Restriction that the new buildings shall be used only for the purposes of commercial, business and service use within Class E (c) (i), (ii) & (iii), (e) and Class E (g) (i), (ii) & (iii) and for no other use(s) or purpose(s), whatsoever
- 9) The new buildings will be required to achieve a BREEAM excellent standard in the water consumption criterion.
- 10) Submission of a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works.
- 11) Details of verge grading works to be submitted and approved.

e AFC Totton, Salisbury Road, Calmore, Totton (Application 22/10960)

Details:

3.7m x 1.5m signage to advertise football club, upcoming fixtures, and services on site (Application for Advertisement Consent).

Public Participants:

None.

Additional Representations:

A statement was read out on behalf of Cllr Arthur Davis.

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.

Decision:

Grant advertisement consent.

Conditions / Reasons:

As per report (Item 3e).

f 8 Yelverton Avenue, Hythe (Application 22/10918)

Details:

Two-storey side extension and associated roof extension to create second floor.

Public Participants:

None.

Additional Representations:

None.

Comment:

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

Decision:

Grant subject to conditions.

Conditions / Reasons:

As per report (Item 3f).

CHAIRMAN