

8 MARCH 2023

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 8 March 2023

* 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:

Jeremy Heron

Officers Attending:

Jessica Cooke, Nigel Hewitson, Diana Miller, Richard Natt, David Norris, Sophie Tagg, Claire Upton-Brown and Karen Wardle

Apologies

Apologies for absence were received from Cllrs Bellows, Bennison Hawkins, Holding, Hopkins and Wade.

33 MINUTES

RESOLVED:

That the minutes of the meeting held on 8 February 2023 be agreed as a correct record and signed by the Chairman.

34 DECLARATIONS OF INTEREST

Cllr Corbridge declared a non-pecuniary interest in application 22/10862 as she would be speaking on this item as a local resident and therefore would not participate in the debate or vote on this application.

Cllrs Crisell and Kangarani declared a non-pecuniary interest in application 22/11439 as members of Totton and Eling Town Council which had commented 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 Ring declared a non-pecuniary interest in application 21/10042 as a member of Ringwood Town 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.

35 CHAIRMAN'S ANNOUNCEMENTS

The Chairman's announced that it would be Nigel Hewitson's last meeting as Interim Service Manager for Legal and introduced and welcomed Diana Miller as the new Service Manager for Legal.

She also reported that Claire Upton-Brown, Executive Head of Planning, Regeneration and Economy was leaving the authority and hoped that members' would be able to pass on their thanks and best wishes to her after the meeting had concluded.

36 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land North of Hightown Road, Hightown, Ringwood (Application No. 21/10042)

Details:

Outline planning application for up to 400 dwellings and 3 hectares of employment (Class E c and g and B2), access, open space, landscaping, alternative natural recreational greenspace (ANRG) and drainage attenuation (Outline Application with details only of Access) (AMENDED PLANS & ADDITIONAL INFORMATION).

Public Participants:

Jane Piper, Barton Willmore (Agent)
Keith Oliver, Elizabeth Pottage Taylor Wimpey (Applicant) (Present to answer technical questions)
Chris Isherwood, PFA (Flood Drainage consultants) (Present to answer technical questions)
Cllr Philip Day, Ringwood Town Council

Additional Representations:

The Case Officer reported that two additional representations had been received from the Ringwood Society and Ringwood Junior School. This had been included in the update note circulated prior to the meeting.

A statement was read out on behalf of Ryan Barnett (Objector).

Comment:

Cllr Ring declared a non-pecuniary interest as a member of Ringwood Town 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 for Planning, Regeneration and Economy to **GRANT PERMISSION** subject to the completion of the Section 106 Agreement and any associated Agreement to secure the delivery of off-site community facility space provision and the following conditions

(i) the completion by end of the 30th of March 2024, of a planning obligation entered into by way of a Section 106 Agreement to secure the following contributions and other benefits:

- **Affordable Housing (AH)** - 50% of the proposed dwellings as Affordable Housing in a policy compliant mix, in which the affordable housing mix be comprised of 70% dwellings for rent, split equally between social and affordable rent, and 30% intermediate or affordable home ownership tenures including shared ownership. Phasing delivery of units to be agreed, and long-term retention as AH.
- **Biodiversity net gain (BNG).**
- **Community use off site contribution** -There will be a requirement to secure appropriate contributions to community facility off the site, together with any further agreement needed to secure delivery and ongoing community use
- **Public Open Space**
- There will be a requirement to secure a policy compliant level of public open space within the development to an approved design.
- There will be a requirement to secure a policy compliant level of children's playspace within the development to an approved design
- There will be a requirement to secure the long term maintenance of the Public Open Space and Childrens Play Areas
- **Education Contribution** - There will be a requirement for developer to pay a contribution of £1,721,100 to primary and junior education provision.
- **ANRG provision and maintenance** and monitoring
- **ANRG Mitigation Land**
- There will be a requirement to secure a policy compliant level of ANRG land in accordance with approved designs, and to secure permanent public access to these areas in an appropriate phased manner.
- There will be a requirement for a detailed management plan and contribution to future monitoring of the SANGS. The SANG must be laid out as agreed together with a Habitat Mitigation Scheme and made available for use prior to first occupation of any

Dwelling on the land.

- There will be a requirement to secure the long-term maintenance of the ANRG land and associated maintenance contributions.
- **Habitat mitigation for recreational impact** – non infrastructure access and management contributions per dwelling as per standard formula
- **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.
- **Flooding and drainage** - There is a requirement for the developer to provide a flood mitigation scheme prior to first occupation, together with its maintenance and long term management. There is also a requirement to provide a surface water drainage scheme on site, together with its maintenance and long term maintenance.
- **Air quality assessment** monitoring contribution in line with Local Plan policy.
- **Off-site highway works** -There will be a requirement to secure the provision, implementation, timing and delivery of the accesses, junction and associated highway works along the A31 Slip road , Southampton Road and Hightown Road.
- There will be a requirement to secure the provision, implementation, timing and delivery of a link road to an adoptable standard between the A31 Slip road and Hightown Road. The relief road shall be implemented and made available for use prior to the occupation of the 200th Dwelling.
- The internal relief road will need to be offered for adoption to the highway authority
- There is a requirement to provide a footpath along the northern side of Hightown Road towards Crow Lane
- There is a requirement to provide a crossing point along Hightown Road
- There is a requirement to secure a financial contribution towards a new footpath link from the application site through the existing Ash Grove play area to the existing public footpath in Ash Grove.
- There will be a requirement to make a financial contribution towards the maintenance of PROW 34
- There will be a requirement to pay the Travel Plan approval and monitoring fees, and a need to provide a surety mechanism to ensure implementation of the travel plan.
- There is a requirement to secure sustainable travel

improvements including new bus stop(s) on Eastfield Lane and provision of hourly bus service and re-routing of bus service through link road if available at point of commencement

- A pedestrian crossing with dropped kerbs, pram ramps and tactile paving on the corner of Hightown Gardens/ Hightown Road together with footpath realignment;
- A pedestrian crossing with dropped kerbs, pram ramps and tactile paving on the corner of Old Stacks Gardens/ Hightown Road
- A pedestrian crossing with dropped kerbs, pram ramps and tactile paving on the corner of Hightown Road/ Eastfield Lane
- A pedestrian crossing with dropped kerbs, pram ramps and tactile paving on the corner of Woodford Close/ Eastfield Lane
- Three pedestrian crossing with dropped kerbs, pram ramps and tactile paving along Ash Grove
- Re-location of Bus stop along Eastfield Lane/ Ash Grove
- Financial contribution towards a new footpath through the existing play area to the west of the site to link onto Ash Grove
- A pedestrian crossing with dropped kerbs, pram ramps and tactile paving along Hightown Road opposite bus stop and near Ash Grove
- Crossing along Eastfield Lane at the end of the pedestrian/cycle link within the site
- A pedestrian crossing with dropped kerbs and tactile paving along Parsonage Barn Lane/ Cloughs Road
- A pedestrian with dropped kerbs, pram ramps and tactile paving along Eastfield Lane/ Cloughs Road
- A pedestrian crossing with dropped kerbs, pram ramps and tactile paving along Eastfield Lane/ Eastfield Court
- Eastfield/Southampton Road Contraflow cycle lane, road marking and signage to provide more direct route to Gorley Road for northbound cyclist
- Seek to remove stiles/narrow kissing gates to improve access to Footpath 34 and review the potential to upgrade the route to a multi-use path. This would enable more users to use the route between residential areas to the west and the countryside to the east via Milky Down Back Lane
- **Provision of a full Travel Plan** with bond, monitoring fees and approval fees.
- **Other Mitigation Contributions and Measures**
- There will be a requirement to secure the New Forest Access

and Visitor Management Contribution, the New Forest (recreational impact) Monitoring Contributions and the New Forest Air Quality Monitoring contributions in full.

- **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)

Following the conclusion of this item, Cllr Ring declared he was resigning from the Planning Committee with immediate effect. He felt that the Committee was unable to listen to and acknowledge local concerns when determining applications. He left the meeting and was not present for the remaining two items.

b 101 Wainsford Road, Pennington (Application No. 22/10862)

Details:

Demolition of existing dwelling; erection of three dwellings

Public Participants:

Giles Moir, Chapman Lily Planning Ltd (Agent)
Anne Corbridge (Objector)

Additional Representations:

None

Comment:

Cllr Corbridge declared a non-pecuniary interest as she would be speaking on this item as a local resident and therefore did not participate in the debate or vote on this application.

Decision:

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

- i) The completion of a Unilateral Undertaking or planning obligation entered into by way of a Section 106 Agreement to secure contributions to mitigate the development's recreational and air quality impacts on designated European sites; and
- ii) The imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3b)

c 93 Totton By-Pass, Opposite Recreation Ground, Totton (Application No. 22/11439)**Details:**

Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays, replacement digital displays will portray static advertising images that change every 10 seconds

Public Participants:

None

Additional Representations:

None

Comment:

Cllrs Crisell and Kangarani declared a non-pecuniary interest as members of Totton and Eling Town Council which had commented 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 3c)

CHAIRMAN