

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: THURSDAY, 29 SEPTEMBER 2022, AT 9.00 AM*

Place: COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

Enquiries to: Email: karen.wardle@nfdc.gov.uk
Tel: 023 8028 5071

PUBLIC PARTICIPATION:

Members of the public may watch this meeting live on the [Council's website](#).

*Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: PlanningCommitteeSpeakers@nfdc.gov.uk

Claire Upton-Brown
Executive Head Planning, Regeneration and Economy

Appletree Court, Lyndhurst, Hampshire. SO43 7PA
www.newforest.gov.uk

This Agenda is also available on audio tape, in Braille, large print and digital format

AGENDA

NOTE: The Planning Committee will break for lunch around 1.00 p.m.

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 10 August 2022 as a correct record.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services

prior to the meeting.

3. PLANNING APPLICATIONS FOR COMMITTEE DECISION

To determine the applications set out below:

(a) **Land to West of, Whitsbury Road, Fordingbridge (Application 21/10052) (Pages 7 - 74)**

Residential development and change of use of land to Alternative Natural Recreational Greenspace and all other necessary on-site infrastructure (Outline planning application all matters reserved except means of access only in relation to a new point of vehicular access into the site)

RECOMMENDED:

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 those matters set out in Section (L) of the Committee report; such agreement to be completed by end of April 2023; and
- ii) the imposition of the conditions set out in the report and any additional / amended conditions deemed necessary by the Executive Head of Planning, Regeneration and Economy, having regard to the continuing Section 106 discussions.

(b) **Plot 1, Gordleton Industrial Park, Hannah Way, Pennington, Lymington (Proposed Legal Agreement) (Application 19/11321) (Pages 75 - 86)**

Variation of condition 19 of Planning Permission 16/10885 – not able to achieve BREEAM “Excellent” rating due to various constraints

RECOMMENDED:

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 the highways improvements; and
- ii) the imposition of the conditions set out in the report.

(c) **2 Nursery Road, Ringwood (Application 21/10668) (Pages 87 - 114)**

Demolish existing outbuildings; conversion of front building to 2 bed cottage; erection of 6 No 2 bed houses (7 dwellings in total); parking

RECOMMENDED:

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 S.106 Agreement or unilateral undertaking to secure Air Quality Monitoring

and Recreational Habitat Mitigation; and

ii) the imposition of the conditions set out in the report.

(d) **Land adjoining 2A, Highfield Road, Ringwood (Application 21/11530) (Pages 115 - 128)**

3 Detached houses with associated parking and landscaping

RECOMMENDED:

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 air quality monitoring, habitat mitigation and habitat mitigation monitoring; and

ii) the imposition of the conditions set out in the report

(e) **2 Park Road, Fordingbridge (Application 22/10148) (Pages 129 - 140)**

4 detached dwellings with associated garages/parking and landscaping

RECOMMENDED:

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 Air Quality Monitoring, Habitat Mitigation and Habitat Mitigation Monitoring; and

ii) the imposition of the conditions set out in the report

(f) **MWINGO, Green Lane, Blackfield, Fawley (Application 22/10838) (Pages 141 - 146)**

Single-storey rear extension

RECOMMENDED:

Grant subject to conditions

(g) **169 Water Lane, Totton (Application 22/10878) (Pages 147 - 152)**

Single-storey rear extension; ramped access with verge crossing & dropped kerb

RECOMMENDED:

Grant subject to Conditions

(h) **9A Belstone Road, Totton (Application 22/10746) (Pages 153 - 168)**

Construction of four houses with associated access, parking and landscaping; demotion of the existing building

RECOMMENDED:

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

- i) the completion of the landowner of a planning obligation entered into by way of a Section 106 Agreement (or unilateral undertaking) to secure appropriate contributions with respect to habitats mitigation (as set out in the officer report to Committee); and
- ii) the imposition of the conditions set out in the report.

(i) **Ampress Park, Ampress Lane, Lyminster (Application 21/11633) (Pages 169 - 178)**

Use of Buildings A, B and C (Granted by Permission 10/95414) from B1 and B2 use (restricted by Section 106 Agreement dated 12/06/12 in relation to land at Bridge Road, Lyminster and land at Ampress Park) to uses within B2, B8 & E.

RECOMMENDED:

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

- i) the completion, within 6 months of the date of this resolution, of a planning obligation entered into by way of a Section 106 Agreement to secure a deed of variation to the 2012 S.106 agreement; and
- ii) the imposition of the conditions set out in the report

BUT, in the event that the Agreement is not completed, the Executive Head of Planning, Regeneration and Economy to **REFUSE PERMISSION** as the proposal is only acceptable on the basis that a s106 deed of variation is entered into.

Please note, that the planning applications listed above may be considered in a different order at the meeting.

4. DATES OF MEETINGS 2023/24

To agree the following dates of meeting (Wednesdays at 9.00am)

3 May 2023
14 June 2023
12 July 2023
9 August 2023
13 September 2023
11 October 2023
8 November 2023
7 December 2023 (Thursday)
10 January 2024
14 February 2024
13 March 2024
10 April 2024
8 May 2024

5. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

Please note that all planning applications give due consideration to the following matters:

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

To:

Councillors:

Christine Ward (Chairman)
Christine Hopkins (Vice-Chairman)
Ann Bellows
Sue Bennison
Hilary Brand
Anne Corbridge
Kate Crisell
Allan Glass

Councillors:

David Hawkins
Maureen Holding
Mahmoud Kangarani
Joe Reilly
Barry Rickman
Tony Ring
Ann Sevier
Malcolm Wade