

12 JULY 2023

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 12 July 2023

- * Cllr Christine Ward (Chairman)
- * Cllr Barry Rickman (Vice-Chairman)

Councillors:

- * Hilary Brand
- * Kate Crisell
- * Philip Dowd
- * Matthew Hartmann
- David Hawkins
- * Dave Penny

Councillors:

- * Joe Reilly
- * Janet Richards
- * John Sleep
- * Malcolm Wade
- * Phil Woods

*Present

Officers Attending:

Vivienne Baxter, Jessica Cooke, Jacky Dawe, John Fanning, Nigel Hewitson, David Norris, Ian Rayner, Robert Thain and Karen Wardle

Apologies

Apologies for absence were received from Cllr Hawkins.

7 MINUTES

RESOLVED:

That the minutes of the meeting held on 14 June 2023 be agreed as a correct record and signed by the Chairman.

8 DECLARATIONS OF INTEREST

Cllrs Crisell, Penny and Sleep declared a non-pecuniary interest in application 23/10508 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 Ward, for transparency purposes, declared a non-pecuniary interest in applications 23/10980 and 23/10450 as a Ward Councillor for Milford and Hordle. She concluded there were no grounds under common law to prevent her for remaining in the meeting to speak and to vote.

9 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Arundel, Manor Road, Milford-on Sea (Application 22/10980)

Details:

Redevelopment of site with three dwellings; access and parking;

landscaping

Public Participants:

Bob Hull, Bob Hull Planning (Agent)

Additional Representations:

None

Comment:

Cllr Ward, for transparency purposes, declared a non-pecuniary interest as a Ward Councillor for Milford and Hordle. She concluded there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Decision:

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- (i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure habitat and air quality mitigation contributions, as well as an area of on-site Public Open Space and its future management and maintenance and access provisions; and
- (ii) the imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3a)

b Land at Woodpecker Wood, Court Hill, Damerham (Application 23/10345)

Details:

Conversion of the existing building to form a single residential dwelling with associated access, parking, landscaping and package treatment plant (revised scheme)

Public Participants:

Geoff French (Applicant)
Cllr Phil Stephens, Damerham Parish Council

Additional Representations:

None

Comment:

The Committee noted that further information had been received from the

agent/tree consultant relating to an alternative location of the necessary water main to the proposed dwelling. The revised location was proposed to be outside of the site area and therefore could not be considered as part of the application. Members noted that this did not address all the reasons for refusal. This had been included in the update note published prior to the meeting.

Decision:

Refuse

Conditions / Reasons:

As per report (Item 3b)

c Springbourne Farm, Rockbourne (Application 23/10278)

Details:

Removal of condition 11 of planning permission 20/10852 to enable the three dwellings to be completed as dwelling houses with unrestricted occupation

Public Participants:

Nicholas Cobbold, Ben Cornwell LLP (Agent)
Lucy Matthews (Objector)
Cllr Dave Wise, Rockbourne Parish Council

Additional Representations:

None

Comment:

None

Decision:

Grant the variation of condition

Conditions / Reasons:

As per report (Item 3c)

d 9 Fairlie, Ringwood (Application 23/10426)

Details:

Change of use from timber yard to business premises within Classes E (c), E(d), E(g) (i, ii and iii), and B8

Public Participants:

Cllr Rae Frederick, Ringwood Town Council

Additional Representations:

None

Comment:

The Case Officer reported that an email had been received from the agent querying conditions 7 and 8-10. Following this, an amendment was proposed to condition 7 to read as follows:

No materials, goods, plant or machinery, likely to cause nuisance to neighbouring residential properties through excess noise, fumes, dust or odours, shall be stored or operated in the open on the site. Additionally, any noise generating works carried out within the buildings shall only be undertaken with doors and windows closed, unless the prior express planning permission of the Local Planning Authority has first been obtained.

The Case Officer gave a further update at the meeting following discussions with the Environment Agency to amend conditions 8-10. It was proposed that these conditions would only come into force, if any ground breaking development work was to occur on site. The amended part of these conditions is set out below:

Condition 8: No **ground breaking** development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority.

Condition 9: Prior to any part of the permitted development **where ground breaking has occurred** being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority.

Condition 10: If, during **ground-breaking** development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3d) and amended conditions 7-10.

e 3 Knowland Drive, Milford-on-Sea (Application 23/10450)

Details:

Erect 1 chalet and 1 bungalow with garage; demolish existing

Public Participants:

None

Additional Representations:

None

Comment:

Cllr Ward, for transparency purposes, declared a non-pecuniary interest as a Ward Councillor for Milford and Hordle. She concluded there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Decision:

Delegated Authority be given to the Service Manager Development Management 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 contribution of £206
 - The Habitat Mitigation (Access Management and Monitoring) Contribution of £2,032
 - The Habitat Mitigation (Bird Aware Solent) Contribution of £1,814
 - The Habitat Mitigation (Infrastructure) Contribution of £13,318
 - Monitoring Charges: Recreational Habitat Mitigation commencement - £750
- ii) the imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3e)

f Coppice Lee, 9 Woodside Lane, Lymington (Application 23/10423)

Details:

Change of use of the land to residential garden; associated landscaping (retrospective)

Public Participants:

None

Additional Representations:

None

Comment:

None

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3f)

g 32 Picket Close, Fordingbridge (Application 23/10306)

Details:

Two-storey side extension to provide accessible bedroom and bathing facilities; extend existing drive for wheelchair access

Public Participants:

None

Additional Representations:

None

Comment:

None

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3g)

h Land off Ashurst Bridge Road, South of Bartley Park, Totton (Application 23/10508)

Details:

Change of use from agriculture to recreation (public open space)

Public Participants:

None

Additional Representations:

None

Comment:

Cllrs Crisell, Penny and Sleep 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 subject to conditions

Conditions / Reasons:

As per report (Item 3h)

i Land South of, Derritt Lane, Sopley (Application 21/11097)

The Committee noted in May 2022, a decision had been made to delegate authority to grant planning permission subject to the completion of a Section 106 agreement by the end of 31 March 2023 and conditions. The Section 106 agreement had not been completed and therefore approval was sought for an extension of time.

The Case Officer reported a slight amendment to the officer recommendation and clarified that approval was sought for an extension of time for the completion of the Section 106 agreement and the subsequent issue of planning permission was until the end of September 2023. This had been included in the update note circulated prior to the meeting.

RESOLVED:

That a further period until the end of September 2023 to allow for the completion of the S106 Agreement and the subsequent issuing of the Planning Permission be agreed.

CHAIRMAN