

9 AUGUST 2023

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 9 August 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

In attendance:

Councillors:

Colm McCarthy

Councillors:

Also In Attendance

Officers Attending:

Stephen Belli, Jessica Cooke, Jacky Dawe, Judith Garrity, Nigel Hewitson, David Norris, Julie Parry, Warren Simmonds and Joe Tyler

Apologies

Apologies for absence were received from Cllrs J Reilly and P Woods.

10 MINUTES

RESOLVED:

That the minutes of the meeting held on 12 July 2023 be agreed as a correct record and signed by the Chairman.

11 DECLARATIONS OF INTEREST

Cllr M Hartman, for transparency purposes, declared a non-pecuniary interest in application 23/10554, as a Ward Councillor for Fawley, Blackfield, Calshot & Langley. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr K Crisell declared an interest in application 23/10618 as she had called the application in for Committee's consideration and would be speaking in objection as

Ward Councillor. She concluded, therefore that she would withdraw from the Committee for the item and not vote on the matter.

12 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Former Police Station, Southampton Road, Lymington (Application No. 23/10282)

Details:

Redevelopment of the site to form 32no. Retirement apartments including communal facilities, access, car parking & landscaping; demolition of existing building.

Public Participants:

Mr Bronwen Bridges (Objector)

Mr Donald Mackenzie (Objector)

Mrs Donna Gittins (Objector)

Cllr Jack Davies - Pennington Ward Councillor

Cllr Barry Dunning – Lymington Ward Councillor

Cllr Jacqueline England – Lymington Ward Councillor

Cllr Alan Penson - Lymington & Pennington Town Council

Additional Representations:

None.

Comment:

As per Committee Update published 8 August - One further representation received from a third party, objecting to the proposal on grounds of lack of need for additional retirement accommodation in Lymington.

Decision:

That the matter be deferred to a later date to allow further information to be provided in respect of development viability, including information why a reduction in affordable housing contribution was deemed acceptable on this development.

Conditions / Reasons:

The Committee expressed concerns over the scale of the reduction in affordable housing contributions, put forward by the applicant, and requested clarity and further detail on this. Members specific concern lay in the reduction, towards the provision of off-site affordable housing, down to £300,000. Members requested an explanation as to the reasons why the viability assessment found the reduced contribution level acceptable.

b SS18 Land North of Augustus Avenue and West of the A338 Salisbury Road, North of Burgate (Application No. 23/10518)

Details:

Construction of link road from Augustus Avenue to the A338, forming part of the SS18 allocated site, including landscaping, permanent and temporary drainage infrastructure and other associated infrastructure (enabling early delivery of the highways infrastructure of hybrid application reference (21/11237) (AMENDED REASON TO ADVERTISE).

Public Participants:

Mr Guy Peirson-Hagger – Pennyfarthing Homes Ltd (applicant)

Mr Ben Arnold – Pennyfarthing Homes Ltd

Mr Tim Wall – i-Transport

Additional Representations:

Cranborne Chase AONB Partnership

Hampshire (HCC) Highway Authority

Natural England

Comment:

There were a number of updates to the report, contained in the Committee Update published on 8 August, which the Case Officer referred to in his presentation. In addition, the Case Officer gave a verbal update to confirm the Highway Authority had now agreed the revised CTMP and that condition 3 could be deleted. The Case Officer also confirmed that in the light of comments from Natural England an Appropriate Assessment under the Habitat Regulations had now been carried out.

The updates included amendments to condition 2 and condition 8, as follows:

Condition 2. Add the following plans as approved:

- DRC 007 Rev P01 Groundwater interceptor drain
- LAP001 Rev F Site location plan (with no details shown)
- DRC 0013 rev P01 Various sections through road 139

Condition 8. Condition to be re-worded as follows

The development shall be carried out completely in accordance with the terms and details set out in the Construction Traffic Management Plan revision 3 and in accordance with the further details provided by I Transport in their email of 3 August 2023. There shall in addition be no deliveries to the site other than on Monday to Fridays (excluding Bank Holidays) and in accordance with the hours of delivery referred to in the

above documents.

Decision:

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

(i) the imposition of the conditions set out in the report and updates to the Planning Committee

Conditions / Reasons:

As set out in the report for item 3b on the agenda, including the addition of the above amendment to conditions 2 and 8 and the deletion of condition 3.

c Land to West of Whitsbury Road, Fordingbridge (Application No. 21/10052)

Details:

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.

Public Participants:

None.

Additional Representations:

None.

Comment:

As per the Committee Update, published on 8 August, that the recommendation be amended. The amended recommendation is shown below in the 'Decision' section.

Decision:

Delegated Authority be given to the Development Management - Service Manager 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 report; such agreement to be completed by 22 December 2023.

(ii) the imposition of the conditions set out in the report and any additional / amended conditions deemed necessary by the Development Management - Service Manager, having regard to the continuing Section 106 discussions.

Conditions / Reasons:

As set out in the report for item 3c on the agenda and Committee Update.

d 14 Parsonage Barn Lane, Ringwood (Application No. 23/10662)**Details:**

Conversion of 7-bedroom hostel into 5 flats to provide temporary accommodation; fenestration alterations, associated landscaping, parking, cycle and bin store.

Public Participants:

Mr Tim Davis- Housing Development Officer NFDC (Applicant).

Additional Representations:

None.

Comment:

There were several minor updates to the report, as shown in the Committee Update published on 8 August, including a change to condition 4, which read:

Condition 4 – Line 3 – the word ‘should’ to change to ‘shown’.

Decision:

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

i) the following contributions being paid prior to planning consent being issued as follows:

- a) £21,002.00 - Habitat mitigation - infrastructure contribution
- b) £3,146.00 - Habitat mitigation non- infrastructure contribution
- c) £412.00 - Air Quality monitoring contribution

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

Conditions / Reasons:

As set out in the report for item 3d of the agenda.

e 14 Matley Gardens, Totton (Application No. 23/10618)**Details:**

First floor side extension with partial garage conversion; fenestration alterations; single-storey rear extension to replace existing conservatory.

Public Participants:

Mr Kevin Walters (applicant)

Cllr K Crisell – Ward Councillor

Additional Representations:

None.

Comment:

Cllr K Crisell declared an interest as she had called the application in for Committee's consideration and would be speaking in objection as Ward Councillor. She concluded, therefore that she would withdraw from the Committee for the item and not vote on the matter.

Decision:

Grant subject to conditions.

Conditions / Reasons:

As set out in the report for item 3e of the agenda.

f 54 Crawte Avenue, Holbury, Fawley (Application No. 23/10554)

Details:

Rebuild and extend to the front of the existing garage.

Public Participants:

Mr Malcolm Tyler (applicant)

Cllr Peter Armstrong (Statement read out on his behalf)

Additional Representations:

None.

Comment:

None.

Decision:

Grant subject to conditions.

Conditions / Reasons:

As set out in the report for item 3f of the agenda.

g Land at Crow Arch Lane and Crow Lane, Crow, Ringwood (Application No. 23/10040)

Details:

Totem sign (non-illuminated) (Application for Advertising Consent).

Public Participants:

None.

Additional Representations:

None.

Comment:

None.

Decision:

Grant advertisement consent.

Conditions / Reasons:

As set out in the report for item 3f of the agenda.

CHAIRMAN