

**13 SEPTEMBER 2023**

**NEW FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held on Wednesday, 13 September 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:**

Jack Davies (Agenda item 3a)

**Councillors:**

Jacqui England (Agenda item 3a)

**Officers Attending:**

Vivienne Baxter, Kate Cattermole, Jessica Cooke, John Fanning, James Gilfillan, Nigel Hewitson, David Norris, Julie Parry, Warren Simmonds and Karen Wardle

**Apologies**

There were no apologies for absence.

**13 MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 9 August 2023 be agreed as a correct record and signed by the Chairman.

**14 DECLARATIONS OF INTEREST**

Cllrs Dowd and Wade declared a non-pecuniary interest in application 23/10778 as members of Hythe & Dibden Parish Council which had commented on the application. They concluded that there no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

Cllr Hawkins disclosed a non-pecuniary interest in application 23/10780 as a member of the Planning Committee of New Milton Town Council which had commented on the application. Cllr Hawkins reported that he had not expressed a view on the application, but as the application was within the ward where he lived,

he would not participate or vote on the application. He remained present during the consideration of the item.

Cllr Hawkins disclosed a non-pecuniary interest in application 23/10490 as a member of the Planning Committee of New Milton Town Council. He concluded that as he had not expressed a view on the application there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Richards declared a non-pecuniary interest in applications 23/10692 and 23/10420 as a member of Martin Parish Council. She reported she would be speaking on these applications on behalf of Martin Parish Council and therefore would not participate in the debate or vote on these applications. She remained present during the consideration of these items.

## 15 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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### a Former Police Station, Southampton Road, Lymington (Application 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:

Bronwen Bridges (Objector) – *A representation was read out at the meeting*  
 Donald Mackenzie (Objector)  
 Cllr Jack Davies - Pennington Ward Councillor  
 Cllr Jacqueline England – Lymington Ward Councillor

#### Additional Representations:

The Case Officer reported a further third party representation had been received which raised concerns about matters of process.

#### Comment:

The Case Officer reported that the National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. The very minor changes to the NPPF related specifically to guidance on land-based wind power schemes and were not relevant to the planning application.

The Committee noted that a Briefing Note from Bruton Knowles on the applicant's financial viability assessment had been published with the Committee updates.

#### Decision:

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

- i) the prior completion by the applicant / land owner of a planning

obligation entered into by way of a Section 106 Agreement to secure appropriate habitats mitigation contributions (as identified in the officer report) and an appropriate contribution towards the off-site provision of affordable housing; and

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

**Conditions / Reasons:**

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

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**b Maple Field Farm, Martin Road, Martin (Application 23/10692)**

**Details:**

Convert redundant agricultural building into two holiday units; add pergolas and bay windows; demolish existing polytunnel

**Public Participants:**

James Cain, Planning Base Ltd (Agent) *Representation read out at the meeting*  
Cllr Janet Richards, Martin Parish Council

**Additional Representations:**

None.

**Comment:**

Cllr Richards declared a non-pecuniary interest as a member of Martin Parish Council. She reported she would be speaking on the application on behalf of Martin Parish Council and therefore would not participate in the debate or vote on the application. She remained present during the consideration of the item.

The National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. The very minor changes to the NPPF related specifically to guidance on land-based wind power schemes and were not relevant to the planning application. This had been included in the update note circulated prior to the meeting.

A member of the Committee asked whether a condition could be added in relation to any additional future lighting on the site. It was recognised that details of the lighting were to be provided and approved by the Local Planning Authority, as per condition 5, however, this did not cover any further lighting which might be added thereafter. The Case Officer reported a condition could be added which would require planning approval for any additional lighting at a later date.

**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 the mitigation for the recreational and air quality impacts on New Forest Habitats; and
- ii) the imposition of the conditions set out in the report and an additional condition regarding the control of future lighting.

**Conditions / Reasons:**

As per the report (Item 3b) and additional condition set out below:

No external lighting, beyond that consented by condition 5 of this decision, shall be installed or erected without prior planning approval of the Local Planning Authority.

Reason: In order to minimise the potential light spread and impact on the character of the area and the dark skies reserve and in accordance with policies STR2 & ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020

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**c The Promenade Seawall, South of Hurst Road, Milford-on-Sea (Application 23/10558)**

**Details:**

Construct rock revetment in front of existing sea wall, install stabilising rock fillet at base of existing seawall return and replace part of damaged timber groyne with rock armour

**Public Participants:**

None.

**Additional Representations:**

None.

**Comment:**

The National Planning Policy Framework had recently been amended (5 September) and the report should now refer to the NPPF Sept 2023. The very minor changes to the NPPF relate specifically to guidance on land-based wind power schemes and were not relevant to the planning application. This had been included in the update note circulated prior to the meeting.

**Decision:**

Grant subject to conditions.

**Conditions / Reasons:**

As per report (Item 3c).

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**d Springbourne Farm, Rockbourne (Application 23/10307)****Details:**

Residential dwelling and garage/store; demolition of existing agricultural barn, stables and dilapidated outbuilding

**Public Participants:**

Nicholas Cobbold (Agent)

**Additional Representations:**

None.

**Comment:**

The National Planning Policy Framework had recently been amended (5 September) and the report should now refer to the NPPF September 2023. This had been included in the update note circulated prior to the meeting.

Cllr Crisell was not present for this item.

**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 and Habitat Mitigation financial contributions; and
- ii) the imposition of the conditions set out in the report.

**Conditions / Reasons:**

As per report (Item 3d)

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**e Nevis, Nelson Place, Lymington (Application 23/10586)****Details:**

Rear extension (Application for Listed Building Consent)

**Public Participants:**

Deborah Slade, Draycott Chartered Surveyors (acting as Agent)  
Cllr Jacqueline England, Lymington Ward Cllr

**Additional Representations:**

None.

**Comment:**

The National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. This had been included in the update note circulated prior to the meeting.

Members expressed the view that the proposal would not have an adverse impact on the character and appearance of the listed building and considered it to be an acceptable form of development.

**Decision:**

Grant Listed Building Consent

**Conditions / Reasons:**

The Committee agreed that standard conditions would be attached to the planning permission, are set out below:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of works, samples or exact details of the facing and roofing materials to be used shall be submitted to (or made available on site) and approved in writing by the Local Planning Authority. The works shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.

3. Before works commence, a sample panel of brickwork showing the brick, bond, mortar and joint details for the proposed area of brickwork shall be made available on site for the inspection and approval by the Local Planning Authority. Works shall only take place in accordance with those details that have been approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

4. Before works commence, large scale drawings (elevations 1:10 and sections 1:5) of the typical joinery details of the windows and roof lantern shall be submitted to, and approved in writing, by the Local Planning Authority. Works shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

5. Before works commence, large scale drawings (elevations 1:10 and sections 1:5) of abutment details between the proposed extension and the house shall be submitted to and approved in writing by the Local Planning Authority. The works shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

6. Prior to being attached, exact details of the rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The works shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

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**f Nevis, Nelson Place, Lymington (Application 23/10593)**

**Details:**

Rear extension

**Public Participants:**

Deborah Slade, Draycott Chartered Surveyors (acting as Agent)  
Cllr Jacqueline England – Lymington Ward Councillor

**Additional Representations:**

None.

**Comment:**

The National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. This had been included in the update note circulated prior to the meeting.

Members expressed the view that the proposal would not have an adverse impact on the character and appearance of the listed building and considered it to be an acceptable form of development.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

The Committee agreed that standard conditions would be attached to the planning permission, set out below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

LP:01 Site Location and block plan received 30th May 2023  
 EP.01 Existing floor plans received 24th May 2023  
 EE.01 Existing elevations 1 received 24th May 2023  
 EE.02 Existing elevations 2 received 24th May 2023  
 EE.03 Existing elevations 3 received 24th May 2023  
 PE.01 Proposed elevations 1 received 24th May 2023  
 PE.03 Proposed elevations 3 received 24th May 2023  
 PP.01 Rev B Proposed floor plans received 7th June 2023  
 PP.02 Rev B Proposed elevation 2 received 7th June 2023

Reason: To ensure satisfactory provision of the development.

3. Prior to the commencement of development on the extension above foundation/slab level, samples or exact details of the facing and roofing materials to be used shall be submitted to (or made available on site) and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.

**g 28 Beech Crescent, Hythe (Application 23/10778)**

**Details:**

Front porch extension with pitched roof; fenestration alternations

**Public Participants:**

None.

**Additional Representations:**

None.

**Comment:**

Cllrs Dowd and Wade declared a non-pecuniary interest as members of Hythe & Dibden Parish Council which had commented on the application. They concluded that there no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

The National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. This had been included in the update note circulated prior to the meeting.

**Decision:**

Grant subject to conditions.

**Conditions / Reasons:**

As per report (Item 3g)

**h NFDC Car Park, The Furlong, Ringwood (Application 23/10003)**

The Committee noted that the application had been withdrawn following amendments to Schedule 2, Part 12 Class A of the GPDO 2015 (as amended), prior to the meeting.

**i Land of 24 & 26 Moorland Avenue, Barton-on-Sea, New Milton (Application 23/10490)****Details:**

Sever land and erect single-storey dwelling; removal of outbuildings; parking; existing access retained

**Public Participants:**

Karen Ellis, Kee Design (Agent)  
Fiona Davies (Objector)  
Mr Clark (Objector)  
Cllr Keith Craze, New Milton Town Council

**Additional Representations:**

None.

**Comment:**

Cllr Hawkins disclosed a non-pecuniary interest as a member of the Planning Committee of New Milton Town Council. He concluded that as he had not expressed a view on the application there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

The National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. This had been included in the update note circulated prior to the meeting.

**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 Mitigation and Air Quality contributions; and
- ii) the imposition of the conditions set out in the report.

**Conditions / Reasons:**

As per report (Item 3i)

**j Higher Farm, Martin Road, Martin (Application 23/10420)****Details:**

Proposed manege for exercising of personal horses

**Public Participants:**

Martin Peaty (Applicant)  
Cllr Janet Richards – Martin Parish Council

**Additional Representations:**

None.

**Comment:**

Cllr Richards declared a non-pecuniary interest as a member of Martin Parish Council. She reported she would be speaking on the application on behalf of Martin Parish Council and therefore would not participate in the debate or vote on the application. She remained present during the consideration of the item.

The National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. This had been included in the update note circulated prior

to the meeting.

The application is for a manège (an area for exercising horses), however the report refers to a ménage. This had been included in the update note circulated prior to the meeting.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3j)

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**k 10 Heath Road, Hordle (Application 23/10766)**

**Details:**

Side extension; roof conversion; x2no front dormers and x1no rear dormer; roof lights

**Public Participants:**

Wayne Pease (Applicant)  
Cllr David Horne, Hordle Parish Council

**Additional Representations:**

None.

**Comment:**

The National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. This had been included in the update note circulate prior to the meeting.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3k)

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**l Andrew Lane, Ashley, New Milton (Application 23/10780)**

**Details:**

Alternations to x 2 no existing garage blocks including removing the cement corrugated roofing sheets and replacing with a timber desk and felt finish. Removal of the parapet walls to the top of the front and side elevations of each garage block; uPVC fascia boards

**Public Participants:**

None.

**Additional Representations:**

None.

**Comment:**

Cllr Hawkins disclosed a non-pecuniary interest as a member of the Planning Committee of New Milton Town Council which had commented on the application. Cllr Hawkins reported that he had not expressed a view on the application, but as the application was within the ward where he lived, he would not participate or vote on the application. He remained present during the consideration of the item.

The National Planning Policy Framework (NPPF) had recently been amended (5 September) and the report should now refer to the NPPF September 2023. This had been included in the update note circulate prior to the meeting.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3l)

**16 DATES OF MEETINGS 2024/25****RESOLVED:**

That the following meeting dates for 2024/25 be agreed (Wednesdays at 9.00 am):

8 May 2024  
12 June 2024  
10 July 2024  
14 August 2024  
11 September 2024  
9 October 2024  
13 November 2024  
11 December 2024  
15 January 2025  
12 February 2025  
12 March 2025  
9 April 2025  
14 May 2025

CHAIRMAN