

10 JANUARY 2024

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 10 January 2024

* 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, Stephen Belli, Kate Cattermole, Tanya Coulter, David Norris, Robert Thain and Karen Wardle

Apologies

There were no apologies for absence.

26 MINUTES

RESOLVED:

That the minutes of the meeting held on 13 December 2023 be agreed as a correct record and signed by the Chairman.

27 DECLARATIONS OF INTEREST

Cllrs Dowd and Wade declared a non-pecuniary interest in application 23/11152 as members of Hythe and 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.

28 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Shorefield Country Park, Shorefield Road, Downton, Milford (Application 23/10941)

Details:

The upgrading & improvement of central facilities at Shorefield Country Park including an extended staff car park totalling 38 car parking spaces; remodelled arrivals car parking with 65 car parking spaces; refurbished multi-use games area (MUGA); new splash pad/waterpark and associated

changing facilities; new activity lawn including a nine hole mini-golf course and activity control hut and storage area; new bike rack; boules court; repositioned caravan showground and sales office; reception extension; laundrette; recreational play area including wooden climbing structures; terrace & seating areas; vehicle barrier & control point; revised access provision & road layouts including new paths and walkways, delivery & drop off points.

Public Participants:

Daniel Phillips, Avison Young (Agent)
Caz Mortimer, General Manager of Shorefield Country Park (To answer operational questions)
Cllrs Bishop and Cullen, Milford on Sea Parish Council

Additional Representations:

None

Comment:

None

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3a)

b 63 Hollybank Crescent, Hythe (Application 23/11152)

Details:

Front & rear extensions; roof alterations in association with new first floor including dormer & roof lights; outbuilding following removal of existing garage.

Public Participants:

Mark Porter (Applicant)
Cllr Alex Wade, Ward Cllr (A written representation was read out)

Additional Representations:

The Case Officer reported that an additional representation had been received from Cllr Alex Wade, the local ward member. This had been included in the update note circulated prior to the meeting. It was also added to the reasons for why the application was to be considered by the Committee.

Comment:

Cllrs Dowd and Wade declared a non-pecuniary interest as members of Hythe and 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.

Members of the Committee expressed the view that there had been a range of extensions to properties within the Hollybank Estate. These included roof alternations of a similar design to that proposed. The Committee felt that the proposals would not be out of keeping of the character of the area that that they would improve and enhance the streetscene.

Decision:

Grant subject to conditions

Conditions / Reasons:

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:

- Ptr sheet 1 rev x Existing as deposited with the Local Planning Authority on 6 November 2023
- Ptr sheet 2 rev x Proposed as deposited with the Local Planning Authority on 6 November 2023
- Ptr sheet 3 rev x Existing as deposited with the Local Planning Authority on 6 November 2023
- Design & Access Statement as deposited with the Local Planning Authority on 6 November 2023

Reason: To ensure satisfactory provision of the development.

3. The first floor dormer windows on the East elevation of the approved extension serving a bathroom and ensuite respectively shall be:

- (i) obscurely glazed, and
- (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor, and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties 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.

c Sopley Barn, Derritt Lane, Bransgore, Sopley (Application 23/10940)

Details:

Change of use of an existing agricultural barn to be used for B8 Storage (Retrospective)

Public Participants:

Michael Papps, BCM LLP (Agent)
Cllr Barry McDonnell, Sopley Parish Council

Additional Representations:

None

Comment:

None

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3c)

d Land to West of, Whitsbury Road, Fordingbridge (Application 21/10052)

The Committee noted that a resolution has been made in September 2022 to grant permission subject to the completion of a Section 106 agreement and the imposition of conditions. At a subsequent meeting in August 2023, the Planning Committee had agreed an extension deadline for the completion of the S106 agreement and this deadline had passed.

The Committee therefore were being asked to approve a further extension until the end of June 2024 to complete the Section 106 agreement and the subsequent issue of the planning permission.

RESOLVED:

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

- i) The completion by the end of June 2023, of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in Section (L) of the September 2022 report including amendments should in the update report; and
- ii) The imposition of the conditions set out in the September 2022 Committee report and the 2022 Committee Update Report, and any additional / amended conditions deemed necessary by the Service Manager, Development Management.

CHAIRMAN