

14 FEBRUARY 2024

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 14 February 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

In attendance:

Councillors:

Alvin Reid

Councillors:

Officers Attending:

Stephen Belli, John Fanning, Judith Garrity, David Norris, Ian Rayner, Joe Tyler and Robert Thain.

Apologies

Apologies were received from Cllrs Dowd and Crisell.

29 MINUTES

RESOLVED:

That the minutes of the meeting held on 10 January 2024 be agreed as a correct record and signed by the Chairman.

30 DECLARATIONS OF INTEREST

Cllr Hawkins declared a non-pecuniary interest in application 23/10476 as a member of the Milford-on-Sea Parish Council Planning Committee which had commented on the application. As he had not participated in the Parish Council's Planning Committee nor had he discussed the matter with anyone and retained an open mind, he concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Wade declared a non-pecuniary interest in application 23/11156 as a member of the Hythe and Dibden Parish Council, which had commented on the application. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Woods declared a non-pecuniary interest in application 21/11237, as Ward Member for Fordingbridge, Godshill and Hyde Ward. He concluded that 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 application 23/10819, as a member of Martin Parish Council, which had commented on the application. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Cllr Sleep declared a non-pecuniary interest in application 23/11156 as the applicant was known to him. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote as he had not discussed the matter with anyone prior to the meeting and retained an open mind.

31 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land North of Manor Road, Milford-on-Sea (Application 23/10476)

Details:

Outline planning application for up to 170 homes and other associated works, including landscaping, Alternative Natural Recreational Greenspace and open space; principal vehicular accesses from Manor Road (Outline application with access details only).

Public Participants:

Applicant:

Jacqueline Mulliner - Pennyfarthing Homes Ltd.

Objectors:

Mrs Susan Fraser (Objector)

Councillors:

Councillor Whitlock and Cllr Cullen - Milford On Sea Parish Council

Cllr Alvin Reid – District Councillor, Milford & Hordle Ward.

Additional Representations:

Additional representations had been submitted from local residents. These raised similar concerns to those set out in Section 9 of the Committee report. There were some specific additional comments relating to the 2023 Levelling Up and Regeneration Act and how this should be applied to the proposed development with reference to development at 'The Swifts'. There were also some specific additional comments that insufficient consideration had been given to the development's impact on the highway safety of the section of Barnes Lane going southwards from Manor Road into Milford Village / and westwards via New Valley Road.

The Highway Authority made an additional comment in response to the comments received about Barnes Lane. They advised that the development would be unlikely to result in a noticeable increase in daily traffic along this section of Barnes Lane; and what additional traffic there would be would certainly not constitute an unacceptable impact on the highway network.

The Hampshire County Council Rights of Way team added to their comments and requested that the developer make a contribution of £50,000 to improvements to / resurfacing Public Footpath 796, which crosses through and around the edges of the site. This contribution will need to be considered further through Section 106 negotiations.

Natural England confirmed they had no further comment on the Local Planning Authority's Appropriate Assessment.

One further representation had been submitted after the publication of the Committee Updates on 13 February 2024.

Comment:

Cllr Hawkins declared a non-pecuniary interest in application 23/10476 as a member of the Milford-on-Sea Parish Council Planning Committee which had commented on the application. As he had not participated in the Parish Council's Planning Committee nor had he discussed the matter with anyone and retained an open mind, he concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Decision:

Delegated Authority to be given to the Service Manager of Development Management to **GRANT PERMISSION** subject to the conditions contained in the report.

b Land Adjacent to 1 Woodlands Close, Dibden Purlieu, Hythe (Application. 23/11156)**Details:**

3-bed detached dwelling.

Public Participants:

Applicant:

Ms Anne Hinton

Additional Representations:

None.

Comment:

Cllr Wade declared a non-pecuniary interest in application 23/11156 as a member of the Hythe and Dibden Parish Council, which had commented on the application. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Sleep declared a non-pecuniary interest in application 23/11156 as the applicant was known to him. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote as he had not discussed the matter with anyone prior to the meeting and retained an open mind.

The Committee requested an additional condition be included regarding drainage.

Decision:

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

- i. The completion of a planning obligation entered into by way of a Section 106 Agreement or unilateral undertaking to secure those matters set out in the 'Developer Contributions' section of this report; such agreement to be completed by 31st May 2024.
- ii. The imposition of conditions set out in the report.
- iii. The imposition of the additional condition to ensure that suitable drainage is secured.

c Land Adjacent to Station House, Hinton Wood Lane, Hinton Admiral, Bransgore (Application 23/11142)

Details:

2 x residential bungalows with associated parking, bin & cycle storage.

Public Participants:

Mr Bradley Homer – Studio Homer (agent).

Additional Representations:

None.

Comment:

Members considered this was an appropriate infill development in this sustainable location. A condition could be imposed to require sound insulation measures.

Decision:

To **GRANT PERMISSION** subject to the completion of an S106 and conditions to be agreed by the Development Management Service Manager.

d Sundown Farm, Drove End, Martin (Application 23/10819)**Details:**

Demolition of existing dwelling and erection of new dwelling with detached garage/store, fencing, ground mounted PV cells and ground source heat pump with associated landscaping and ecological pond located north west of the existing dwelling and fronting Howgare Road.

Public Participants:

Mr Shaun Travers – BoonBrown Architects Ltd (agent).

Ms Georgina Taylor on behalf of C Besant (applicant).

Additional Representations:

None.

Comment:

Cllr Richards declared a non-pecuniary interest in application 23/10819, as a member of Martin Parish Council, which had commented on the application. She concluded that there were no grounds under common law to prevent her from remaining in the meeting to speak and to vote.

Member considered that there was a justification to relocate the dwelling away from the dual carriageway and that the location and design would not have an adverse impact upon character of area.

Decision:

To **GRANT PERMISSION** subject to the completion of an S106 and conditions to be agreed by the Development Management Service Manager.

e The Coal Yard, Vicarage Lane, Hordle (Application 23/10225)**Details:**

Variation of condition 2 of planning permission 19/10007 to allow amendments to the site layout, relocate the public footway through the site and amend the design of the dwellings.

Public Participants:

Mr Matt Annen – Pure Town Planning (agent).

Additional Representations:

None.

Comment:

None.

Decision:

To **GRANT PERMISSION** to vary the conditions.

f Land West of Burgate, Salisbury Street, Fordingbridge (Application 21/11237)

Details:

Hybrid planning application comprising: Outline planning application (all matters reserved except means of access only in relation to new points of vehicular access into the site) for residential development and change of use of land to Alternative Natural Recreational Greenspace, together with a community hub (to comprise a mix of some or all of; local food retail, local non-food retail, community use and business use) and all other necessary on-site infrastructure. Full planning application for the first phase of development comprising 112 dwellings, public open space, Alternative Natural Recreational Greenspace, surface water attenuation and all other necessary on-site infrastructure Application no. 21/11237.

Public Participants:

None.

Additional Representations:

None.

Comment:

A typo in the first paragraph appears and should refer to January 2023 instead.

Cllr Woods declared a non-pecuniary interest in application 21/11237, as Ward Member for Fordingbridge, Godshill and Hyde Ward. He concluded that there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Decision:

Delegated Authority to be given to the Service Manager of Development

Management to **GRANT PERMISSION** subject to:

- i. The completion of a planning obligation entered into by way of a Section 106 Agreement by end of June 2024 to secure those matters set out in the January 202 Committee report and Update Sheet, and this update report, and;
- ii. The imposition of the conditions set out in the January 2023 Committee report and Update sheet, this update report, and any additional / amended conditions deemed necessary by the Service Manager of Development Management.

CHAIRMAN