

13 MARCH 2024

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

Peter Armstrong

Councillors:

Jeremy Heron

Officers Attending:

Tanya Coulter, John Fanning, James Gilfillan, Tim Guymer, David Norris, Ian Rayner, Sophie Tagg, Robert Thain and Karen Wardle

Apologies

Apologies for absence were received from Cllrs Hawkins, Penny, Reilly, Richards and Wade.

32 MINUTES

RESOLVED:

That the minutes of the meeting held on 14 February 2024 be agreed as a correct record and signed by the Chairman.

33 DECLARATIONS OF INTEREST

Cllr Dowd declared a non-pecuniary interest in applications 23/11235 and 23/11236 as the local ward cllr and as a member of the Hythe and Dibden Parish Council, which had commented on the applications. He concluded that as he had not been involved or attended any meetings where these applications were discussed there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Hartmann declared a non-pecuniary interest in application 23/11050 as the local ward cllr and as a member of Fawley Parish Council, which had commented

on the application. 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.

34 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land South of Hythe Road & East of St Contest Way, Marchwood (Application 23/10172)

Details:

Erection of a two-storey 66 bed care home (use class C2) with associated access, parking and landscaping and ancillary facilities.

Public Participants:

Alistair Wood, LNT Construction (Agent)

Additional Representations:

An additional consultation response had been received from the District Council's ecologist and an additional condition was proposed in order to achieve biodiversity net gain.

Comment:

None

Decision:

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

- i) the completion of a Section 106 Agreement to secure delivery of a strategy for species translocation, timings and future management and maintenance of the receptor site; and
- ii) ii) the imposition of the conditions set out in the report and update note.

Conditions / Reasons:

As per report (Item 3a) and update note

b The Old Cart Shed, Court Farm, Ringwood Road, Avon, Sopley (Application 23/11170)

Details:

Demolition of the existing barn; replacement with a new building to be used for commercial space (Class E (g) (retrospective)

Public Participants:

Lord Manners, Avon Tyrrell Farms (Applicant)

Cllr Jeremy Heron, on behalf of Cllr Nigel Linford, Brangsores, Burley, Sopley & Ringwood East Ward

Additional Representations:

An additional representation had been received from Cllr Nigel Linford, expressing his support to the application. This had been included in the update note circulated prior to the meeting.

Comment:

Members of the Committee acknowledged that there had been a planning permission for the conversion of a barn on the location where the application was proposed and that the barn had been demolished due to structural concerns.

The application was for a new replacement building in the Green Belt, of a broadly similar size to that which had been demolished last year. Members expressed the view that there were very special circumstances, which would justify what would be inappropriate development in the Green Belt. The replacement building would be attractive and an improvement on the agricultural building which had been demolished, and would help to tidy up the site. Members felt that the location of the development was in a prominent position from the road and that the proposed building would be an important addition to the landscape and the existing group of farm buildings. It was also felt that the replacement building providing commercial space was important in enabling the farm to diversify and would provide much needed opportunities for small businesses.

Members agreed that suitable conditions should be attached to any planning permission which would include restrictions on the use of the building, as well as ensuring high quality construction and materials to be used in this replacement building.

Decision:

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to the imposition any conditions considered to be appropriate.

Conditions / Reasons:

Members agreed that there were very special circumstances which justified what would be inappropriate development in the Green Belt.

c Springbourne Farm, Rockbourne (Application 23/11262)

Details:

Demolition of existing barn consented for conversion to 3 dwellings; replacement new barn to provide terrace of 3 dwellings with parking

Public Participants:

Nick Cobbold (Agent)

Additional Representations:

None

Comment:

None

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 transfer of Habitat Mitigation and Air Quality Monitoring financial contributions from previous permissions to the current scheme; and
- ii) The imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3c)

d Land adjacent to Woodbury Day Nursery, Rollestone Road, Holbury, Fawley (Application 23/11050)

Details:

9 dwellings comprising: x3No. two-storey detached 4 bedroom dwellings with detached garages, x2No. 3-bedroom dwellings and x4No. 2 bedroom, semi-detached houses; new vehicle access; alterations and extensions to the existing nursery car park and formation of a new vehicle access to serve the nursery

Public Participants:

Joanna Coats (Objector)
Magrethe Topp (Objector)
Cllr Peter Armstrong, Hardley, Holbury & North Blackfield Ward

Additional Representations:

The Case Officer reported that two additional letters of representation had been received since the report had been published from local residents who had already submitted representations. Concerns were reiterated in relation to highway safety and ecology.

Comment:

Cllr Hartmann declared a non-pecuniary interest as the local ward cllr and as a member of Fawley Parish Council, which had commented on the application. 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.

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 or unilateral undertaking to secure those matters set out in the 'Developer Contributions' section of the report; and
- ii) the imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3d)

e 17 St Johns Street, Hythe (Application 23/11235)**Details:**

Single-storey rear extension; fenestration alterations

Public Participants:

Barrie Willacy (Applicant)

A statement was read out at the meeting on behalf of Cllr Malcolm Wade

Additional Representations:

None

Comment:

Cllr Dowd declared a non-pecuniary interest as the local ward cllr and as a member of Hythe and Dibden Parish Council, which had commented on the application. He concluded that as he had not been involved or attended any meetings where the application had been discussed there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

An amended reason for refusal was noted to reflect the updated National Planning Policy Framework numbering. This had been included in the update note circulated prior to the meeting.

The Planning Committee acknowledged that the proposals were to a Grade II listed building located in a Conservation Area. Members however

expressed the view that the proposals which were to the rear of the property would not be seen by the public from the road. It was felt that the benefit to the current owner in this instance, would outweigh any planning harm to the impact on the listed building and to the conservation area.

Decision:

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to any conditions deemed appropriate.

Conditions / Reasons:

As set out above. The Committee agreed that suitable conditions should be added to the planning permission.

f 17 St Johns Street, Hythe (Application 23/11236)

Details:

Single-storey rear extension; fenestration alterations (Application for Listed Building Consent)

Public Participants:

Barrie Willacy (Applicant)

A statement was read out at the meeting on behalf of Cllr Malcom Wade

Additional Representations:

None

Comment:

Cllr Dowd declared a non-pecuniary interest as the local ward cllr and as a member of Hythe and Dibden Parish Council, which had commented on the application. He concluded that as he had not been involved or attended any meetings where the application had been discussed there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

An amended reason for refusal was noted to reflect the updated National Planning Policy Framework numbering. This had been included in the update note circulated prior to the meeting.

The Planning Committee acknowledged that the proposals were to a Grade II listed building located in a Conservation Area. Members however expressed the view that the proposals which were to the rear of the property, would not be seen by the public from the road. It was felt that the benefit to the current owner in this instance would outweigh any planning harm to the impact on the listed building and to the Conservation Area.

Decision:

Delegated Authority be given to the Service Manager Development Management **APPROVE** listed building consent subject to conditions, deemed appropriate.

Conditions / Reasons:

Suitable conditions were agreed to be added to the listed building consent in order to protect the Grade II Listed Building.

CHAIRMAN