

8 MAY 2024

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 8 May 2024

- * Cllr Christine Ward (Chairman)
- * Cllr Barry Rickman (Vice-Chairman)

Councillors:

- * Hilary Brand
- * Kate Crisell
- * Philip Dowd
- * Allan Glass
- * Matthew Hartmann
- * David Hawkins

Councillors:

- * Joe Reilly
- * Janet Richards
- * John Sleep
- * Malcolm Wade
- * Phil Woods

*Present

In attendance:

Councillors:

Jacqui England (Agenda items 3 e / f)

Officers Attending:

Vivienne Baxter, Stephen Belli, Tanya Coulter, John Fanning, James Gilfillan, Tim Guymer, Richard Payne, Karen Wardle and Mark Wyatt

Apologies

There were no apologies for absence.

35 MINUTES

RESOLVED:

That the minutes of the meeting held on 13 March 2024 be agreed as a correct record and signed by the Chairman.

36 DECLARATIONS OF INTEREST

Cllr Hawkins disclosed a non-pecuniary interest in application 23/10623 as the Ward Cllr for Milford & Hordle for transparency purposes. He reported that he had not been involved in any discussions in relation to the application but had met with the nursery to understand 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 disclosed a non-pecuniary interest, for transparency purposes in application 22/11268 as a Ward Cllr for Fordingbridge, Godshill & Hyde. He reported that he had not been involved in the application or expressed any view and

therefore concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

37 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land at Everton Nurseries, Christchurch Road, Everton, Hordle (Application 23/10623)

Details:

Erection of 20 dwellings and associated access, parking and landscaping.

Public Participants:

Ken Parke, Ken Parke Planning Consultants (Agent)
 Dr David Miller (Objector) also representing David Burningham (Objector)
 Kay Edgeworth (Objector)
 Cllr Carol Rook, Hordle Parish Council

Additional Representations:

None

Comment:

Cllr Hawkins disclosed a non-pecuniary interest as the Ward Cllr for Milford & Hordle, for transparency purposes. He reported that he had not been involved in any discussions in relation to the application but had met with the nursery to understand 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.

The Case Officer detailed a number of updates to the Committee which had been included in the update note published prior to the meeting as follows:

- Section 5 should include reference to policy DM20
- 3rd party representations received seeking additional planning conditions to cover matters, including routing of construction traffic, out of hours working, etc and the officer evaluation of these matters
- A number of typographical errors
- Updated conditions 4, 9, 11, 12, 14, 18 and 20

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 Section 106 Agreement to secure Provisions to be secured via a S106 Agreement:
 - a. Affordable housing requirement is 10 units in accordance with Policy HOU2 of the Local Plan Part 1. (50%)
 - b. On site informal open space provision as shown on the approved plans

- c. On site play area provision as shown on the approved plans
 - d. Air quality monitoring contribution of £2,180
 - e. Habitat Mitigation (Access Management and Monitoring) Contribution of £7,245
 - f. Habitat Mitigation (Bird Aware Solent) Contribution of £15,764
 - g. Habitat Mitigation (Infrastructure) Contribution of £112,855
 - h. Recreational Habitat Mitigation commencement Monitoring Charge of £847
 - i. Affordable Housing on site monitoring is £847
 - j. Biodiversity Net Gain monitoring is £5,225
- ii) The imposition of the conditions set out in the report and update note

Conditions / Reason:

As per report (Item 3a) and update note

b 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:

None

Additional Representations:

None

Comment:

The Case Officer reported that the Committee had considered the application in March 2024 and approval had been given to delegate authority subject to a Section 106 agreement. It was confirmed that a Section 106 was no longer required and therefore, the officer recommendation was for the Committee to grant permission subject to conditions.

Decision:

Grant subject to conditions, as set out in the report presented to the Planning Committee in March 2024, and the additional condition proposed in relation to Narrow Leaved Water Dropwort.

Conditions / Reasons:

As per report (Item 3b)

c SS18 Middle Burgate House, Salisbury Road, Burgate, Fordingbridge (Application 22/11268)

Details:

Hybrid Application – (Outline) Development of Land Comprising the Erection of 41 Dwellings, Demolition and Removal of Redundant Agricultural Structures, Works to Access, Landscaping and Provision of Public Open Space/ANRG, and (Full) Conversion and Extension of an Existing Building to form 4 flats and Erection of a further Block of 8 Flatted Units (53 Dwellings Total).

Public Participants:

Adam Bennett, Ken Parke Planning Consultants (Agent)
Darrell Sturmeay (Objector)

Additional Representations:

None.

Comment:

Cllr Woods disclosed a non-pecuniary interest, for transparency purposes as a Ward Cllr for Fordingbridge, Godshill & Hyde. He reported that he had not been involved in the application or expressed any view and therefore concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

The Case Officer reported some amendments to the conditions which had been included in the update note circulated prior to the meeting.

The Case Officer also reported the following typographical errors:

- Page 97 of the agenda pack, fourth paragraph under the heading Ecological impact, first line, should read “slow worms and bats”;
- Page 103 of the agenda pack, first paragraph, third line from the bottom. Parking should be added after the word cycle;
- Page 106 of the agenda pack, first paragraph under the Section 106 heading, penultimate line, the word ‘with’ to be replaced with ‘and’.

A member of the Committee noted that the proposed development was close to the International Dark Skies Reserve and that this had been taken in account as part of the officer assessment of the application. This however, had not been reflected in the lighting design strategy condition, which only cited bats and human health. It was therefore felt this should be included. The Case Officer reported that it was a relevant issue and it could be included as an additional bullet point (d) to condition 37, “to demonstrate how the impact of lighting on the International Dark Skies could be mitigated” and also added into the reasons.

Decision:

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

- i) the completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
 - Affordable housing provision and maintenance
 - Air quality monitoring contribution
 - ANRG, POS and play space provision and maintenance
 - Biodiversity net gain including any off site contributions
 - County Council S106 agreement preparation charge
 - District Council monitoring charges
 - Drainage management and monitoring arrangements
 - Habitat mitigation non infrastructure contribution
 - Footpath 84 maintenance sum contribution
 - S278 site access provision
 - Footpath and cycle connections to FP83
 - Provision and maintenance of reptile hibernacula
- ii) such agreement to be completed by end of December 2024; and
- iii) the imposition of the conditions set out in the report, the update note, the agreed amendment to condition 37 in relation to the international dark skies reserve, and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions.

Conditions / Reasons:

As per report (Item 3c), update note and amendment to condition 37 set out below:

Lighting Design Strategy

Additional bullet point:

d) demonstrate how the impact of lighting on the international dark skies reserve can be mitigated

Reason: To comply with Local Plan Part Two 2014 Policy DM2 to ensure that protected species and their habitat are not harmed, that any lighting should comply with guidance in relation to the International Dark Skies Reserve, and that human health is also safeguarded in accordance with Local Plan Part One 2020 Policy CCC1.

d Crockets, Linford Road, Hangersley, Ringwood (Application 23/10926)

Details:

Alterations to existing dwelling; erection of three dwellings; associated

parking, landscaping and alterations to access.

Public Participants:

Richard Mitchell, Chapman Lily Planning Ltd (Agent)
James Reed (Supporter)
Catherine Cluett (Objector) – A representation was read out on her behalf
Cllr Janet Georgiou, Ringwood Town Council

Additional Representations:

None

Comment:

The Case Officer reported minor amendments to the wording of conditions 4, 5, and 7. This had been included in the update note published prior to the meeting.

The Case Officer also reported that an area of land to the west had been excluded from the site and context plan included within the presentation relating to assess to the site. The area was shown to members and it was confirmed that the existing site plan (slide 109) showed the correct area.

Decision:

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

- i) The prior completion of a planning obligation entered into by way of a Section 106 Agreement to secure:
 - Habitat Mitigation/Monitoring; and
 - Air Quality Monitoring; and
- ii) The imposition of the conditions set out in the report and update note

Conditions / Reasons:

As per report (Item 3d) and update note

e 3 Priestlands Place, Lymington (Application 23/10454)

Details:

Single-storey rear extension

Public Participants:

Trina Hart (Applicant)
Declan ORiordan (Objector)
Cllr Jacqui England – Lymington Ward Cllr

Additional Representations:

The Case Officer reported that four additional letters of representation had been received since the report had been published. This included an additional representation which had been received following the publication of the update note.

Comment:

The Case Officer reported that section 4 of the report should include reference to an additional planning application (23/10977) on the site for a garden studio (Retrospective) which had been approved in November 2023. This had been included in the update note published prior to the meeting.

Decision:

Grant subject to conditions as set out in the report.

Conditions / Reasons:

As per report (Item 3e)

Note: Cllrs Hartmann and Rickman were not present for this item.

f 3 Priestlands Place, Lymington (Application 23/10516)**Details:**

Rear extension (Application for Listed Building Consent)

Public Participants:

Trina Hart (Applicant)
Declan ORiordan (Objector)
Cllr Jacqui England – Lymington Ward Cllr

Additional Representations:

The Case Officer reported that four additional letters of representation had been received since the report had been published. This included an additional representation which had been received following the publication of the update note.

Comment:

The Case Officer reported that section 4 of the report should include reference to an additional planning application (23/10977) on the site for a garden studio (Retrospective) which had been approved in November 2023. This had been included in the update note published prior to the meeting.

Decision:

Grant listed building consent subject to conditions as set out in the report.

Conditions / Reasons:

As per report (Item 3f)

Note: Cllrs Hartmann and Rickman were not present for this item.

CHAIRMAN