

10 JULY 2024

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

Officers Attending:

James Gilfillan, Tim Guymer, Nigel Hewitson, Ian Rayner, Sophie Tagg, Robert Thain, Karen Wardle and Mark Wyatt

Apologies

Apologies for absence were received from Cllrs Wade and Ward.

7 MINUTES

RESOLVED:

That the minutes of the meeting held on 12 June 2024 be agreed as a correct record and signed by the Chairman.

8 DECLARATIONS OF INTEREST

Cllr Crisell declared a non-pecuniary interest in application 24/10065 as a member of Totton and Eling Town 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 Hawkins disclosed a non-pecuniary interest in application 22/10418 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 Sleep disclosed a non-pecuniary interest in application 24/10065 as a member of the Planning Committee of Totton and Eling 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 Woods disclosed a non-pecuniary interest, for transparency purposes in application 21/10052 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.

9 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a **SS13 - Land off, Moortown Lane, Ringwood (Proposed Legal Agreement) (Application 21/11723)**

The Committee noted that this application had been withdrawn prior to the meeting.

The Service Manager Development Management reported that there had two substantive events which were, in-combination, considered to be material to the determination of the application. The first was the election of the Labour government on 4 July 2024, with speeches already given indicating a clear intended 'direction of travel' on national planning policies relating to housing delivery. The second was the 'making' of the Ringwood Neighbourhood Plan at the meeting of the Council on 8 July 2024 which had the effect of making the Neighbourhood Plan part of the Development Plan for the determination of planning applications.

In the light of this, the application had been withdrawn, with the intention to bring back to a future meeting to enable the updated context to be reflected.

b **Open Space adjacent to Crow Lane (Proposed Legal Agreement) (Application 23/10707)**

The Committee noted that this application had been withdrawn prior to the meeting.

The Service Manager Development Management reported that there had two substantive events which were, in-combination, considered to be material to the determination of the application. The first was the election of the Labour government on 4 July 2024, with speeches already given indicating a clear intended 'direction of travel' on national planning policies relating to housing delivery. The second was the 'making' of the Ringwood Neighbourhood Plan at the meeting of the Council on 8 July 2024 which had the effect of making the Neighbourhood Plan part of the Development Plan for the determination of planning applications.

In the light of this, the application had been withdrawn, with the intention to bring back to a future meeting to enable the updated context to be reflected.

c **SS11 Land South of Gore Road, New Milton) (Application 22/10418)**

Details:

Development of 178 Dwellings, Public Open Space (POS), Alternative Natural Recreational Greenspace (ANRG) and Associated Infrastructure, with Access from Gore Road, New Milton (Outline Planning Application with details only of Access)

Public Participants:

Pierre Dowsett, Dowsettmayhew Planning Partnership (Agent)
David Jervis (Objector)

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.

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:

NF habitats Air Quality monitoring £19,402

NF habitats recreational mitigation non-infrastructure per unit size:

1-bed £489

2-bed £693

3-bed £956

4-bed £1,174

Secure 3.75ha of land as Alternative Natural Recreational Greenspace, including future management (including provisions for the scenario where management is not undertaken properly or the appointed management body ceases to exist) and public access.

Contribution towards Primary age Education £915,376

Contribution towards LCWIP projects Highways £106,503
Secure delivery of off site highway works shown indicatively on plans
Secure delivery of facilities to support scooting and cycling to schools

Public Open Space off site facilities contribution £102,422
Secure 0.95ha of informal public open space and play facilities on site including future management (including provisions for the scenario where management is not undertaken properly or the appointed management body ceases to exist) and public access.

Secure 37 dwellings as affordable housing, as:

13 Social rent,

12 Affordable rent,

12 Shared Ownership.

Housing mix and local connection conditions to be secured.

Monitoring costs:

BNG £5,225

ANRG monitoring £12,178

Commencement £847

Affordable Hsg £847

POS £6,863

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

d Land adjacent Hill View, Ringwood Road, Sopley (Subject to legal agreement) (Application 24/10173)

Details:

Construction of dwelling (Outline application - access, layout and scale only)

Public Participants:

None

Additional Representations:

None

Comment:

None

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3d)

e The Forge, Christchurch Road, Downton, Hordle (Application 24/10315)

Details:

Change of use of garage building from ancillary residential to a short term holiday let (Retrospective)

Public Participants:

Matthew Miller, ET Planning (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 or Unilateral Undertaking to secure:
 - Habitat Mitigation (Infrastructure) (in respect of both New Forest and Solent sites)
 - Habitat Mitigation (Non-infrastructure)
 - Air Quality Contribution
- ii) the completion of a nutrient (nitrate) mitigation package including:

A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings which will need to demonstrate that no more than 110 litres of water per person per day shall be consumed within the development;

A mitigation package addressing the additional nutrient input arising from the development. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites
- iii) the imposition of the conditions set out in the report.

Conditions / Reasons:

As per report (Item 3e)

f 58-60 Commercial Road, Totton (Application 24/10065)**Details:**

Demolition of existing building; construction of replacement commercial building (Use Class E and B8)

Public Participants:

James Porter, C & L Management (Agent)

Additional Representations:

None

Comment:

Cllr Crisell declared a non-pecuniary interest as a member of Totton and Eling Town 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 disclosed a non-pecuniary interest as a member of the Planning Committee of Totton and Eling 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.

Decision:

Grant subject to conditions

Conditions / Reasons:

As per report (Item 3f)

g Land to West of, Whitsbury Road, Fordingbridge (Application 21/10052)**Details:**

Residential development and change of use of land to Alternative Natural Recreational Greenspace and all other necessary on-site infrastructure (Outline planning application all matters reserved except means of access only in relation to a new point of vehicular access into the site)

Public Participants:

None

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.

Decision:

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

- i) the completion by the end of September 2024, 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 Planning Committee report including any amendments shown in the August 2023 and January 2024 update reports; 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 Development Manager.

Conditions / Reasons:

As per report (Item 3g)

CHAIRMAN