

**14 AUGUST 2024**

**NEW FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held on Wednesday, 14 August 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:**

Peter Armstrong

**Officers Attending:**

Vivienne Baxter, Tanya Coulter, Jacky Dawe, James Gilfillan, Warren Simmonds, Sophie Tagg and Karen Wardle

**Apologies**

There were no apologies for absence.

**10 MINUTES**

**RESOLVED:**

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

**11 DECLARATIONS OF INTEREST**

Cllr Glass declared a non-pecuniary interest in application 23/11296 as a member of Fawley Parish Council which had commented on the application. He reported that he had attended the planning committee meeting to listen to the views expressed but had not participated and therefore concluded that 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 23/11296 as a member of Fawley 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 Hawkins declared a non-pecuniary interest in application 23/11213 as a member of the Planning Committee of New Milton Town Council. He reported that he would not participate or vote on this item.

## 12 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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### a South Allenford Farm, North End, Damerham (Application 23/10559)

#### Details:

Conversion of existing barn into holiday accommodation

#### Public Participants:

Robert Shepherd (Applicant)

#### Additional Representations:

None

#### Comment:

The Case Officer reported an amendment to the reason for refusal. This had been included in the update note published prior to the meeting.

Members of the Committee, acknowledged the economic benefits of the proposed development and that this would help the farm to diversify, securing the viability of the business and therefore support the rural economy.

Members acknowledged that the benefits of the proposed development should be weighed up against the planning reasons for refusal contained in the officer recommendation which included the concerns raised in relation to the protection of the dark skies of the National Landscape and the preservation of the character and appearance of the area. However, they felt that the negative impacts of the proposal could be mitigated against and that the positive impacts of the development outweighed any remaining negative impacts.

Discussion took place in relation to the glazing of the development, and it was felt that suitable glazing could be agreed in order to reduce and limit light pollution, as well as restricting any additional external openings or external lighting through the imposition of planning conditions.

The Case Officer outlined the following proposed conditions to be attached to any planning permission, taking into account the views expressed by members at the meeting in order to mitigate against any negative impacts caused by the development:

- Development to commence within 3 years of issue of the planning permission;
- The development shall be carried out in accordance with submitted

plans;

- The use of the building be restricted to holiday accommodation;
- Ecological mitigation would be required due to bats and owls being identified in the building and the local area;
- Details of hard and soft landscaping plans be submitted and approved;
- Nutrient neutrality and waste water efficiency;
- Details of materials to be submitted and approved to ensure they are appropriate to the location and building. This would include details of all external glazing to mitigate against light pollution;
- No external lighting or additional windows, external doors or roof lights;
- Prior to installation, details to be submitted in relation to any external flues, satellite dishes, etc.

**Decision:**

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to the completion of a planning obligation entered into by way of a Section 106 agreement to secure the matters set out in the report and the imposition of conditions, considered appropriate.

**Conditions / Reasons:**

The Committee felt that the economic benefits to the rural economy of approving the application, with suitable conditions to mitigate against any planning harm outweighed any remaining negative impacts.

**b Land adjacent to 20 Oakley Close, Holbury, Fawley (Application 23/11296)**

**Details:**

Erection of 7 bungalows with parking accessed from Ruxley Close

**Public Participants:**

Michael Readhead (Applicant)  
 Alex Scott (Objector) *Representation was read out at the meeting*  
 Cllr Peter Armstrong – Ward Cllr, Hardley, Holbury & North Blackfield

**Additional Representations:**

None

**Comment:**

Cllr Glass declared a non-pecuniary interest as a member of Fawley Parish Council which had commented on the application. He reported that he had attended the planning committee meeting to listen to the views expressed but had not participated and therefore concluded that 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 as a member of Fawley 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.

**Decision:**

Grant Subject to Conditions

**Conditions / Reasons:**

As per report (Item 3b)

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**c Walkford Farm, New Milton, Bransgore (Application 23/11213)**

**Details:**

Erection of a solar farm; associated ancillary infrastructure and associated works; Temporary access and construction compound

**Public Participants:**

Nick Barber, Boultsbeer Brooks (Renewables Walkford Moor) Ltd (Applicant)  
Cllr Andy Martin, BCP – Highcliffe and Walkford Ward - *Representation was read out at the meeting*

**Additional Representations:**

None

**Comment:**

Cllr Hawkins declared a non-pecuniary interest as a member of the Planning Committee of New Milton Town Council. He reported that he would not participate or vote on this item.

The Case Officer reported an amendment to condition 2 to include the updated versions of the existing site plan and the location plan and an additional condition relating to the removal of the farm following the decommissioning of the solar farm. It was also confirmed that section 9 of the report should refer to 15 letters of objection being received. This had been included in the update note circulated prior to the meeting.

**Decision:**

Grant Subject to Conditions as amended by the update note

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**d 49 Kingsfield, Ringwood (Application 24/10272)**

**Details:**

Annexe to rear for ancillary use to the main dwelling

**Public Participants:**

Mr Richards, LR Architecture Ltd (Agent)

**Additional Representations:**

None

**Comment:**

None

**Decision:**

Grant Subject to Conditions

**Conditions / Reasons:**

As per report (Item 3d)

CHAIRMAN