

11 SEPTEMBER 2024

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 11 September 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:

Dave Penny
John Haywood

Councillors:

Jeremy Heron

Officers Attending:

Kate Cattermole, Tanya Coulter, James Gilfillan, Tim Guymer, Ian Rayner, Karen Wardle and Mark Wyatt

Apologies

Apologies for absence were received from Cllr Wade.

13 MINUTES

RESOLVED:

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

14 DECLARATIONS OF INTEREST

Cllr Glass declared a non-pecuniary interest in application 21/11329 as he had previously spoken as a ward councillor on the application. He reported that he would speak on the application as a Hardley, Holbury & North Blackfield ward member and therefore he would not participate in any debate or vote on the application.

Cllr Hartmann declared a non-pecuniary interest in application 21/11329 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 Woods declared a non-pecuniary interest in application 24/10539, for transparency purposes, as the Ward Member for Fordingbridge, Godshill and Hyde Ward. 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.

15 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a SS13 - Land off, Moortown Lane, Ringwood (Application 21/11723)

Details:

Hybrid planning application comprising a total of 443 dwellings: Outline planning permission (all matters reserved except access) for residential development of up to 293 dwellings, public open space, ANRG, SuDS, Landscaping, other supporting Infrastructure associated with the development; Full permission for 150 dwellings with means of access from Moortown Lane, associated parking, ANRG, open space, landscaping, and SuDS, other supporting Infrastructure associated with the development. This application is subject to an Environmental Assessment and affect Public Rights of Way.

Public Participants:

Sarah Beuden, Savills (Agent)
Charles Lewis, Crest (Applicant) *Present to answer questions*
Steve Jenkins *Present to answer transport related questions on behalf of the applicant*
Cllr Mary DeBoos, Ringwood Town Council
Cllr Jeremy Heron, Ringwood South Ward Councillor
Cllr John Haywood, Ringwood North & Ellingham Ward Councillor

Additional Representations:

Additional representations had been received, including one from Ringwood Town Council. The main issues raised had been summarised and assessed by officers and this had been included in the update sheet published prior to the meeting.

Comment:

The Service Manager Development Management presented the application and reported a number of updates to the report where text had been omitted in error. This had been included in the update note published prior to the meeting.

The Committee noted the concerns raised by Ringwood Town Council and the District Councillors who spoke in objection to the application, recognising that the officer recommendation was contrary to some of the policies within the Neighbourhood and Local Plan. It was particularly felt that the housing mix did not provide sufficient smaller properties in order to meet the housing need for residents in Ringwood.

It was highlighted to members that officers had considered and paid due regard to this in their assessment in both the report and update note. In light of the concerns raised by members of the committee, it was felt that the application should be deferred in order to enable a three way dialogue between the District Council as local planning authority, the applicant and Ringwood Town Council over the proposed housing mix relative to the aspirations of the Neighbourhood Plan. That discussion should explore whether more smaller units could potentially be provided through further amendments to the application.

Decision:

Defer

Conditions / Reasons:

In order to facilitate discussion with the Town Council, the applicant and the District Council.

b Open Space adjacent to Crow Lane, Ringwood (Application 23/10707)

Details:

The change of use of agricultural land to publicly accessible open space to facilitate Alternative Natural Recreational Green Space ('ANRG'), with associated landscaping, footways and access points

Comment:

In light of the decision to defer on the previous application, SS13 – Land off, Moortown Lane, Ringwood (Application 21/11723) and the relationship to this application, the Committee agreed to defer the determination of the application.

Decision:

Defer

Conditions / Reasons:

As a result of the deferral of application 21/11723

c Land north of Salisbury Rd, Calmore (Application 23/10268)

Details:

Reserved Matters Application for the approval of appearance, landscaping, layout, and scale for 269 dwellings, associated and ancillary infrastructure, foul pumping station, play spaces, and sustainable drainage systems pursuant to Outline Planning Permission 20/10997 (AMENDED REASON TO ADVERTISE)

Public Participants:

Rob White, White Peak Planning Ltd (Agent)

Additional Representations:

An additional representation had been received from the Council's Urban Design Team. This had been included in the update note published prior to the meeting.

Comment:

Conditions 1, 3 and 5 had been amended and an additional condition (9) was recommended, this had been included in the update note published prior to the meeting.

Decision:

Delegated Authority be given to the Service Manager Development Management to **APPROVE** the **Reserved matters** of the layout, scale and appearance of the development and the landscaping of the site (including the detailed access arrangements within the site), specified in condition 3 of outline permission reference number 20/1097, dated 16th January 2023.

Subject to:

- i. The completion of a Deed of Variation to the existing Section 106 Agreement to secure public access across the agricultural crossing points (and adjustments to the agreed off-site highway works as referenced in the report)
- ii. The imposition of the conditions set out in the report and update note

Conditions / Reasons:

As per report (Item 3c) and update note

d Gang Warily Farm, Newlands Road, Fawley (Application 21/11329)**Details:**

Construction of 19 affordable dwellings (10 houses and 9 apartments); adjusted vehicular access; associated amenity space and landscaping; demolition of the existing on-site dwelling and associated outbuildings

Public Participants:

Cllr Glass, Hardley, Holbury & North Blackfield Ward Member

Additional Representations:

An additional representation had been received in objection to the application, this had been included in the update note circulated prior to the meeting.

Comment:

Cllr Glass declared a non-pecuniary interest as he had previously spoken as a ward councillor on the application. He reported that he would speak on the application as a Hardley, Holbury & North Blackfield ward member and therefore he would not participate in the debate or vote on the application.

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:

Refuse

Conditions / Reasons:

As per report (Item 3d)

e 4 Westgrove, Fordingbridge (Application 24/10539)**Details:**

Conversion of attached garage into accommodation ancillary to dwelling with four rooflights

Public Participants:

A representation was read out at the meeting on behalf of David Campe (Applicant)

Additional Representations:

None

Comment:

Cllr Woods declared a non-pecuniary interest, for transparency purposes, as the Ward Member for Fordingbridge, Godshill and Hyde Ward. 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.

An amendment to condition 2 had been made as a result of an additional plan and amended plan numbers. This had been included in the update note circulated prior to the meeting.

Cllr Sleep was not present for this item.

Decision:

Grant Subject to Conditions

Conditions / Reasons:

As per report (Item 3e) and update note

16 MEETING DATES 2025/2026

RESOLVED:

That the following meeting dates for 2025/26 (Wednesdays at 9.00am) be agreed:

2025

14 May (already agreed)

11 June

9 July

13 August

10 September

8 October

12 November

10 December

2026

14 January

11 February

11 March

8 April

13 May

CHAIRMAN