

15 JANUARY 2025

NEW FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 15 January 2025

* 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

Officers Attending:

Vivienne Baxter, Jessica Cooke, John Fanning, James Gilfillan, Karen Wardle and Mark Wyatt

Apologies

Apologies for absence were received from Cllr Rickman.

26 MINUTES

RESOLVED:

That the minutes of the meeting held on 11 December 2024 be agreed as a correct record and signed by the Chairman.

27 DECLARATIONS OF INTEREST

Cllr Hartmann declared a non-pecuniary interest in application 24/10656 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 Reilly declared a non-pecuniary interest in application 24/10792, for transparency purposes as a Ward Cllr for Ashurst, Bramshaw, Copythorne & Netley Marsh. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Richards declared a non-pecuniary interest in application 24/10820 as she would be speaking on the application as the local ward member for Downlands and Forest North. She reported that she would not participate in the consideration of the item or vote.

Cllr Woods declared a non-pecuniary interest in application 24/10670, for transparency purposes as a Ward Cllr for Fordingbridge, Godshill & Hyde. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

28 PLANNING APPLICATIONS FOR COMMITTEE DECISION

a Land Rear of Waltons Avenue, Holbury, Fawley SO45 2LU (Application 24/10656)

Details:

Variation of condition 2 (approved plans) of planning permission 22/11140 to allow change in design, including dwellings being closer together, and the addition of a flat porch over the front doors and bin and cycle storage details

Public Participants:

Nicholas Barnes (Objector)

Additional Representations:

None

Comment:

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.

Members considered the points raised by the objector, in relation to the raising of the ground level in the vicinity of his property during construction and the impact this had on his boundary fence. Members raised concerns, arising from this, regarding surface water drainage and the suitability of the drainage scheme was questioned.

It was proposed that the application be deferred, in order to allow officers to discuss these matters further with the applicant to ensure that the drainage scheme was fit for purpose in dealing with surface water dispersal and that the concerns raised by the objector regarding the impact the raised ground level had on his boundary fence be assessed and if necessary, consider appropriate mitigation measures.

Decision:

Defer

Conditions / Reasons:

To enable officers to address the concerns raised above with the applicant.

b Scaffolding Yard, The Old Brickyard, Salisbury Road, Ower, Copythorne SO51 6AN (Application 24/10792)

Details:

Scaffolding racking unit (Retrospective)

Public Participants:

Jerry Davies, Jerry Davies Planning Consultancy (Agent)
Jayne Reed (Objector)

Additional Representations:

The Case Officer reported a further representation had been received from Copythorne Parish Council after the agenda for the meeting had been published. The Parish Council reiterated the concerns already raised and asked that the application be refused. It also requested that if consent were granted that additional visits to the site be undertaken by officers to ensure that the conditions were being complied with.

Comment:

Cllr Reilly declared a non-pecuniary, for transparency purposes as a Ward Cllr for Ashurst, Bramshaw, Copythorne & Netley Marsh. He concluded 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)

c The Barn (opposite Lansdowne House), Midgham Road, Fordingbridge SP6 3BX (Application 24/10670)

Details:

Change of use of agricultural barn to a dwelling including fenestration alternations, demolition of existing pole barn and part demolition of stables

Public Participants:

Kerri Crutchfield, Pro Vision (Agent)

Additional Representations:

None

Comment:

Cllr Woods declared a non-pecuniary interest, for transparency purposes as

a Ward Cllr for Fordingbridge, Godshill & Hyde. He concluded 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 3c)

d Site of Former Police Station, Southampton Road, Lymington SO41 9GH (Application 24/10953)

The application was withdrawn by the applicant on 13 January 2025.

e New House, Market Place and 1-3 Strides Lane, Ringwood BH24 1ER (Application 23/10821)

Details:

Roof extension to accommodate x2no. flats; change of use of part of existing first floor and second floor from office to residential use; extension to existing building at 1 to 3 Strides Lane to accommodate 1 dwelling with parking court and landscaping

Public Participants:

Matt Holmes, Spruce Town Planning on behalf of Danol Ltd (Applicant)
Cllr Philip Day, Ringwood Town Council

Additional Representations:

None

Comment:

The Case Officer read out the written update paper. This was provided in advance of the meeting.

Decision:

Refuse

Conditions / Reasons:

As per report (Item 3e)

f Barn at The Old Stores, Scats Lane, Sandleheath SP6 1PL (Application 24/10820)

Details:

Change use from agricultural barn to holiday let accommodation; associated

external alterations; parking

Public Participants:

Andrew Rickman (Applicant)
Cllr Janet Richards, Downlands and Forest North Ward Member

Additional Representations:

None

Comment:

Cllr Richards declared a non-pecuniary interest in application, as she would be speaking on the application as the local ward member for Downlands and Forest North. She reported that she would not participate in the consideration of the item or 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:
 - £3,359 towards New Forest Habitats recreational mitigation infrastructure
 - £489 towards New Forest Habitats recreational mitigation non-infrastructure
- ii. The imposition of the Conditions 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 3f)

CHAIRMAN