#### NEW FOREST NATIONAL PARK AUTHORITY

#### MINUTES OF PLANNING COMMITTEE MEETING

# HELD ON TUESDAY 20 FEBRUARY 2018 AT 9.30 HOURS IN THE COUNCIL CHAMBER, LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

#### Present:

#### Members:

Leo Randall (Chairman)
Harry Oram (Deputy Chairman)
Gordon Bailey
George Bisson
Richard Frampton
Penny Jackman
Gavin Parker
Barry Rickman
John Sanger
Richard Taylor
Pat Wyeth

#### Officers:

Steve Avery Executive Director Strategy and Planning

Rosalind Alderman Deputy Monitoring Officer
Clare Ings Senior Planning Officer

Carly Cochrane Planning Officer

Vicki Gibbon Member Services Administrator

Rachel Pardey Administration Assistant

## 59 Apologies for Absence

59.1 Apologies for absence were received from Oliver Crosthwaite-Eyre and Richard Clewer.

#### 60 Declarations of Interest

- 60.1 George Bisson declared an interest in minute item 63 report item 8 as a member of Lyndhurst Parish Council.
- 60.2 Penny Jackman declared an interest in minute item 63 report item 3 as a colleague of the applicant at NFDC.
- 60.3 Harry Oram declared an interest in minute item 63 report item 3 as a colleague of the applicant at NFDC. He also declared an interest in report item 4 as a member of Brockenhurst Parish Council.
- 60.4 Barry Rickman declared an interest in minute item 63 report item 3 as a colleague of the applicant at NFDC.
- 60.5 Richard Frampton declared an interest in minute item 63 report item 3 as a colleague of the applicant at NFDC.
- 60.6 Pat Wyeth declared an interest in minute item 63 report item 3 as a colleague of the applicant at NFDC. She also declared in interest in report item 8 as a member of Lyndhurst Parish Council.

60.7 All Planning Committee Members had an interest in minute item 63 report items 5 and 6, as the applicant was the Chairman of the Authority.

## 61 Minutes

61.1 **RESOLVED:** That the minutes of the meeting held on 16 January 2018 be approved as a true record, subject to a minor amendment regarding the closing time of the meeting.

## 62 Chairman's Announcements

62.1 There were no announcements on this occasion.

# 63 Planning Applications for Committee decision (Paper NFNPA/PDCC 254/18)

63.1 Members gave detailed consideration to the individual planning applications contained within the report. The meeting adjourned at 11am for coffee and reconvened at 11.15am.

**RESOLVED:** That the planning applications listed below be determined as shown in respect of each application and, in accordance with the Authority's policies and procedures, formal notice of the decisions to be sent to the applicants forthwith.

REPORT ITEM 1	7	
Application No.	17/00832/FULL	
Details	Battramsley Farm, Shirley Holms Road, Boldre, Lymington SO41 8NG – Creation of Access	
Public participants	Mr Teddy Powell (Applicant) Cllr Jacqui England (Boldre Parish Council)	
Decision	Planning consent granted subject to conditions	
Conditions	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	
	Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	
	2 Development shall only be carried out in accordance with drawing nos: 4996/001 Rev B, Plan 1, Plan 2.	
	No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.	
	3 No development shall start on site until the access, including the footway and/or verge crossing, has been constructed and lines	

	of sight 2.4 metres by 32.6 metres provided, in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept from of any obstruction exceeding 0.6 metres in height above the adjacent carriageway and shall be subsequently maintained as such thereafter.  Reason: To provide satisfactory access and in the interests of highway safety  4 Any gates provided shall be set back a distance of 7.0 metres from the edge of the carriageway of the adjoining highway.  Reason: In the interests of highway safety  Informative(s):
	1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.
Voting	Unanimous

REPORT ITEM 2		
Application No.	17/00847/FULL	
Details	Jordans Cottage, Bull Hill, Pilley, Lymington SO41 5RA – Replacement dwelling; 3no. outbuildings; temporary siting of a mobile home; Demolition of existing dwelling and outbuildings	
Public Participants	Jerry Davies (Agent) Deborah Slade (Against) Cllr Roger Bell (Boldre Parish Council)	
Decision	Planning consent granted subject to conditions	
Conditions	<ol> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</li> <li>Development shall only be carried out in accordance with drawing nos: 409/1D, 409/2B, 409/3C, 409/5B, 409/8B, 409/11, 409/T1</li> <li>No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National</li> </ol>	
	Park Authority.  Reason: To ensure an acceptable appearance of the building	

in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

4 No first floor windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

5 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the Phase One Ecological Survey Report prepared by New Forest Ecological Consultants, dated 24/01/18. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, C or D of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

7 The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

8 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the characteristics of the open countryside in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

9 The roof space of the dwellinghouse shall not be converted to form habitable space and no windows or roof lights shall be inserted into the roof space (including the gable ends of the dwelling).

Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

10 The hedgerow, which is shown to be retained on the approved plans 409/8B, shall be retained as such in perpetuity.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

11 The stable building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.

Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

12 The mobile home subject of this application as per drawing number 409/T1 shall be removed from the site upon first occupancy of the dwellinghouse hereby permitted.

Reason: To protect against inappropriate development in the open countryside in accordance with Policies CP2 and CP12 of

	the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010)	
	Informative(s):	
	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.	
Voting	10:0 (1 abstention)	

Application No. 17/00989/FU	
7 tp p ca	LL
Two-storey extension)	Main Road, East Boldre, Brockenhurst SO42 7WD - rear extension (demolition of single storey rear
Public Participants Deborah Sla Mrs Rabbitts Cllr Mulhall (	` <b>`</b> ,
Declarations of Interest Harry Oram, and Pat Wye	Barry Rickman, Richard Frampton, Penny Jackman th
and resolved policy and, available to	tre minded not to support the Officer's recommendation to refuse the application as it would be contrary to in view of photographic evidence that was made the meeting, it was apparent that the application would 10% increase in floorspace currently permitted.
<b>Decision</b> Planning cor	sent <u>refused</u>
the Local P cumulative of dwellings. O Park Core S (December 2 of such dwe benefits this activity general balance in the previous er unacceptably	delp safeguard the long term future of the countryside, lanning Authority considers it important to resist the effect of significant enlargements being made to rural consequently Policy DP11 of the New Forest National trategy and Development Management Policies (DPD) (2010) seeks to limit the proportional increase in the size llings in the New Forest National Park recognising the would have in minimising the impact of buildings and enalty in the countryside and the ability to maintain a ne housing stock. This proposal, taking into account a plargement, would result in a building which is a large in relation to the original dwelling and would add to pressures for change which are damaging to the countryside.
Voting 6:5	

REPORT ITEM 4		
Application No.	17/01037/FULL	
Details	Sway Road Garage, Sway Road, Brockenhurst SO42 7SH – Creation of car park; alterations to success; associated landscaping	
Declarations of Interest	Harry Oram	
Public Participants	Peter Sexton (Applicant) Marcus Cotton (Against) Cllr John Korbey (Brockenhurst Parish Council)	
Decision	Planning consent granted subject to conditions	
Conditions	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	
	Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	
	2 Development shall only be carried out in accordance with drawing nos: 1539.108A, 1539.109D, 1539.111, 1539.114A, 1539.115C, 1539.120, 5417 DR 01 Rev C, 2075/1G	
	No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.	
	3 The louvre lighting hereby approved shall only be used between the hours of 08.00 and 18.00. No other external lighting, including security floodlighting, shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.	
	Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).	
	4 No development shall take place until samples or exact details of all materials, including those used for the valeting building and hard landscaping and the fencing along Sway Road, have been submitted to and approved in writing by the New Forest National Park Authority.	
	Development shall only be carried out in accordance with the details approved.	
	Reason: To ensure an acceptable appearance of the building in	

accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

The valeting of vehicles shall only take place within the dedicated valeting bays hereby approved, and shall not be used outside of the hours of 08:30-17:30, Monday-Friday. The doors to the valeting bays shall remain closed at all times when equipment associated with valeting is in use; this shall be ensured through the use of an interlock system as per the recommendations of the Clarke Saunders Sound Impact Assessment Report AS9982.170904.NIA

Reason: In order to adequately protect the amenity of local residents and control any potential nuisance that may be caused by the activities on site

6 Noise from the valeting bays hereby permitted shall achieve a rating level (either calculated or measured) of no more than +0dB above the background noise level at the nearest noise sensitive premises, as advised by the Clarke Saunders Sound Impact Assessment Report AS9982.170904.NIA. All measurements shall be in accordance with British Standard 4142.2014.

Reason: In order to adequately protect the amenity of local residents and control any potential nuisance that may be caused by the activities on site.

7 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight 2.4 metres by 43.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metres in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety

8 Before use of the development is commenced the existing access(es) from the site to Sway Road shall be permanently stopped up and effectively closed with the footway provided or verge instated, in accordance with details which have been submitted to and approved by the New Forest National Park Authority.

Reason: In the interests of highway safety

Voting

Unanimous

REPORT ITEM 5		
Application No.	17/01040/FULL	
Details	Blenmans House, Furzley Common Road, Bramshaw, Lyndhurst SO43 7JH – Replacement rooflight; alterations to gable window	
Declarations of Interest	All Planning Committee Members	
Decision	Planning consent granted subject to conditions	
Conditions	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	
	Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	
	2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).	
	3 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.	
	Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).	
	4 Development shall only be carried out in accordance with drawing nos: 176-PL-L01, 176-PL-L02 Rev A, 176-PL-01, 176-PL-02, 176-PL-03, 176-PL-04, 176-PL-05, 176-PL-06, 176-PL-07. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.	
Voting	Unanimous	

REPORT ITEM 6		
Application No.	17/01041/LBC	
Details	Blenmans House, Furzley Common Road, Bramshaw, Lyndhurst SO43 7JH – Replacement Rooflight; alterations to gable window; internal alterations (Application for Listed Building Consent)	
Declarations of Interest	All Planning Committee Members	
Decision	Planning consent granted subject to conditions	
Conditions	The works hereby permitted shall be begun before the expiration of three years from the date of this permission.  To comply with Section 18 of the Town & Country Planning	
	(Listed Buildings & Conservation Areas Act) 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	
	2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).	
	3 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.	
	Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).	
	4 Development shall only be carried out in accordance with drawing nos: 176-PL-L01, 176-PL-L02 Rev A, 176-PL-01, 176-PL-02, 176-PL-03, 176-PL-04, 176-PL-05, 176-PL-06, 176-PL-07. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.	
Voting	Unanimous	

REPORT ITEM 7		
Application No.	17/01053/FULL	
Details	Monksmead, Main Road, East Boldre, Brockenhurst SO42 7WT – Single storey extension	
Decision	Planning consent granted subject to conditions	
Conditions	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	
	Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	
	2 Development shall only be carried out in accordance with drawing nos: 5751 P 01, 5751 P 02, 5751 P 05, 5751 P 06, 5751 P 08.	
	No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.	
	3 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).	
	4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.	
	Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).	
	5 The Oak tree on the site which is shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arboricultural Method Statement and	

	Tree Protection Plan (ref: Q13165/AMS/V1 and MM/TPP/V1_2017 dated 22/11/17).
	Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	Unanimous

REPORT ITEM 8		
Application No.	17/01097/FULL	
Details	Coachmans Cottage, Goose Green, Lyndhurst SO43 7DH – Porch; greenhouse	
Comments	Members were minded not to support the Officer's recommendation on this occasion and resolved to approve the application as it would not be detrimental or harmful to the local area.	
Decision	Planning consent granted subject to conditions	
Conditions	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	
	Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	
	2. The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).	
	3. Development shall only be carried out in accordance with drawing nos: 01, 101. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.	
Voting	7:3	

# 64 Review of Charges for Pre-Application Advice (Paper NFNPA/PDCC 255/18)

- 64.1 Steve Avery presented his report, reminding Members that the Authority had introduced a charging regime for pre-application advice in October 2016 and following an evaluation review at the full Authority meeting in March 2017 it was noted that the scheme was working well.
- 64.2 Mr Avery explained that the purpose of this report was to seek the Planning Committee's agreement to increase the fees as detailed in the report and to recommend to the full Authority it be formally approved. Members unanimously agreed to the recommendation.

**RESOLVED:** That the Planning Committee recommend to the next meeting of the NPA on 22 March 2018 for approval the proposed increase in fees for pre-application advice to take effect from 1 April 2018.

# 65 Planning Appeal Decisions (Paper NFNPA/PDDC 256/18)

- 65.1 Following discussion it was noted that it would be beneficial to look at the statistics of applicants taking pre-application advice and those going to appeal, and whether the appeal was allowed or dismissed. It was also noted that it would be useful to see cross-referencing of appeals in planning reports. Members also commented on the repeated references to the Authority as a Council and asked Mr Avery to address this with the Planning Inspectorate.
- 65.2 The appeal decisions were then noted.

## 66 Items of urgent business

66.1 There were no further items of business.

## 67 Date of next meeting

The meeting ended at 11:45 am.

67.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 20 March 2018 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

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	Date
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Chairman	