

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 16 JANUARY 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  
Oliver Crosthwaite-Eyre  
Richard Frampton  
Penny Jackman  
Gavin Parker  
Barry Rickman  
Richard Taylor  
Pat Wyeth

*Officers:*

Steve Avery	Executive Director Strategy and Planning
Julia Mutlow	Senior Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

**51 Apologies for Absence**

51.1 Apologies for absence were received from Richard Clewer and John Sanger.

**52 Declarations of Interest**

52.1 George Bisson declared an interest in minute item 55, report item 3 as a Member of Lyndhurst Parish Council.

Harry Oram declared an interest in minute item 55, report item 1 as a Member of Brockenhurst Parish Council.

Pat Wyeth declared an interest in minute item 55, report item 3 as a Member of Lyndhurst Parish Council.

**53 Minutes**

53.1 **RESOLVED:** That the minutes of the meeting held on 19 December 2017 be approved as a true record.

**54 Chairman's Announcements**

54.1 There were no Chairman's announcements on this occasion.

**55 Planning Applications for Committee decision (Paper NFNPA/PDCC 252/18)**

55.1 Members gave detailed consideration to the individual planning applications contained within the report.

**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.

<b>REPORT ITEM 1</b>	
<b>Application No.</b>	17/00840/FULL
<b>Details</b>	Lloyds TSB, Sway Road, Brockenhurst SO42 7ZH – Change of use to 5no. 2 bedroom flats; 4no. rooflights; 1no. new dwelling; 2 metre high brick wall; alterations to existing access; 9no. parking spaces; associated landscaping and works
<b>Public participants</b>	Mr Hurst (For) Mrs Avery Sturgess (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
<b>Declarations of Interest</b>	Harry Oram
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	<p>1 The proposed development by virtue of its form, scale, massing and layout, would result in an overdevelopment of the site, which would result in a cramped layout and unsympathetic alterations to a non-designated heritage asset to the detriment of the character and appearance of Brockenhurst Conservation Area and the wider area. For these reasons, the development would therefore be contrary to policies CP7, CP8, DP1, DP6 and DP9 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>2. The planning application does not make any provision for contributions towards off-site affordable housing provision, highway works, off-site public open space or mitigation to off-set the potential effects of new housing on the New Forest and Solent Special Protection Areas, and for this reason the proposal would be contrary to policy DP15 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the Development Standards Supplementary Planning Document.</p>
<b>Voting</b>	7:4

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>17/00890/FULL</b>
<b>Details</b>	181 Lyndhurst Road, Ashurst, Southampton SO40 7AR – Change of use to Sui Generis
<b>Public Participants</b>	Ms Grace Drodge (For) Cllr Diane Andrews (District Ward Councillor)
<b>Comments</b>	Members were minded not to support the officer’s recommendation and resolved to grant the application as there would be no detrimental impact on the local area.
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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.</p> <p>2. Development shall only be carried out in accordance with drawing nos: TQRQM17290155519157 and 2. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>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.</p>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>17/00928/FULL</b>
<b>Details</b>	Bromley Cottage, Goose Green, Lyndhurst SO43 7DH – 2No. single storey outbuildings
<b>Public Participants</b>	Cllr Sutti Se-Upara (Lyndhurst Parish Council)
<b>Declarations of Interest</b>	George Bisson Pat Wyeth
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	<p>1 The two proposed outbuildings, by virtue of their siting, size and suburban design would not be appropriate to the existing dwelling, and would consolidate the impact of built development within the site, resulting in a more suburban character, to the detriment of the character of the Conservation Area. As such the proposal would be contrary to Policies DP1, CP7, CP8 and DP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010),</p>

	<p>and the advice contained in the adopted Design Guide SPD.</p> <p>2 The larger of the two proposed outbuildings, by reason of its size and the nature of the accommodation to be provided, could be readily altered to facilitate the provision of additional habitable accommodation, contrary to Policy DP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 The larger of the two proposed outbuildings, by reason of its size, scale and proximity to the boundary with the neighbour to the south, would have an overbearing impact on the amenities of neighbouring occupiers by reason of visual intrusion, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010)</p>
<b>Voting</b>	6:3, 2 abstentions

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>17/00953/FULL</b>
<b>Details</b>	Birch Springs, South Baddersley Road, Walhampton, Lymington SO41 5SG – Two storey side extension; roof terrace; balcony; single storey side extension; roof alterations; cladding; detached garage with storage over; associated landscaping
<b>Public Participants</b>	Mr Hugo Harber (For) Cllr Roger Bell (Boldre Parish Council)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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.</p> <p>2 Development shall only be carried out in accordance with:</p> <p>Drawing nos: PL-01, PL-02, PL-03, PL-04, PL-05, PL-06</p> <p>No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>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.</p> <p>3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been</p>

	<p>submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only be carried out in accordance with the details approved.</p> <p>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).</p> <p>4 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :</p> <ul style="list-style-type: none"> <li>(a) the existing trees and shrubs which have been agreed to be retained;</li> <li>(b) a specification for new planting (species, size, spacing and location);</li> <li>(c) areas for hard surfacing and the materials to be used.</li> </ul> <p>No development shall take place unless these details have been approved and then only in accordance with those details.</p> <p>Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 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, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.</p> <p>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).</p> <p>6 The garage 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.</p> <p>Reason: To protect the character and appearance of the</p>
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	<p>countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>7 No external lighting 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.</p> <p>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).</p> <p>8 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation, compensation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report (from New Forest Ecological Consultants dated 7 November 2017) approved as part of this planning application.</p> <p>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).</p> <p>9 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the recommendations as set out in BS5837:2012.</p> <p>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).</p> <p><b>Informative(s):</b></p> <p>1 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</p>
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	<p>England, which is 0300 060 3900.</p> <p>2 The applicant is advised that not all the area shown within the red edge of the application site is considered to be residential curtilage.</p>
<b>Voting</b>	8:0, 2 abstentions

<b>REPORT ITEM 5</b>	
<b>Application No.</b>	<b>17/00989/FULL</b>
<b>Details</b>	West Moors, Main Road, East Boldre, Brockenhurst SO42 7WD – Two-storey rear extension (demolition of single storey rear extension)
<b>Decision</b>	Application was deferred

**56 Planning Appeal Decisions (*Paper NFNPA/PDDC 253/18*)**

56.1 There were no appeal decisions on this occasion.

**57 Items of urgent business**

57.1 There were no further items of business.

**58 Date of next meeting**

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

The meeting ended at 11:15 am.

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Chairman

Date .....