

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 15 MARCH 2016 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Pat Wyeth (Chairman)
Leo Randell (Deputy Chairman)
Sally Arnold
Gordon Bailey
George Bisson
Oliver Crosthwaite-Eyre
Richard Frampton
David Harrison
Harry Oram
Penny Jackman
Barry Rickman
John Sanger

Officers:

Steve Avery	Executive Director Strategy and Planning
Julia Mutlow	Senior Solicitor and Monitoring Officer
Clare Ings	Senior Planning Officer
Ann Braid	Planning Officer
Nik Gruber	Senior Tree Officer
Rachel Pardey	Corporate Services Administrator
Frances Connolly	Executive Assistant

71 Apologies for Absence

71.1 Apologies for absence were received from Richard Frampton and Judith Webb.

72 Declarations of Interest

72.1 Barry Rickman declared an interest in minute item 75 report item 3 as a Member of Sway Parish Council.

George Bisson and Pat Wyeth declared an interest in minute item 75 report items 1 and 2 as Members of Lyndhurst Parish Council.

73 Minutes

73.1 **RESOLVED:** That the minutes of the meeting held on 16 February 2016 be approved as a true record.

74 Chairman's Announcements

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

75 Planning Applications for Committee decision (*Paper NFNPA/PDCC200/16*)

75.1 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.

REPORT ITEM 1	
Application No.	15/00875/FULL
Details	12 Cedar Mount, Lyndhurst, SO43 7ED - Two storey side extension; conservatory; cladding to first floor (demolition of existing garage and conservatory)
Public Participants	Kate Donohoe (Applicant)
Declarations of Interest	George Bisson Pat Wyeth
Decision	Planning consent <u>refused</u>
Reasons	It is considered that the proposed use of HardiPlank cladding at first floor level would fail to preserve or enhance the visual amenity of the streetscene, the character or setting of the adjacent Conservation Area or the special character, qualities or local distinctiveness of the National Park. The development would therefore be contrary to the requirements of Sections 7 and 12 of the NPPF and Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD)(December 2010).
Voting	Unanimous

REPORT ITEM 2	
Application No.	16/00017/FULL
Details	The Cottage, Goose Green, Lyndhurst, SO43 7DH - First floor extension; porch; alterations to fenestration
Declarations of Interest	George Bisson Pat Wyeth
Decision	Planning consent <u>refused</u>
Reasons	1. The cumulative impact of proposals to extend and replace dwellings, if not carefully controlled, would lead in the long term to the urbanisation and erosion of the special character of the National Park. Consequently Policy DP11 of the New Forest

	<p>National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of small dwellings in the National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the New Forest and the ability to maintain a balance in the housing stock. This proposal would result in a dwelling with a total habitable floorspace exceeding 100 sq. metres, contrary to Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>2. The proposed extension and porch, by reason of their size and scale would add to the massing of the existing property, and would not preserve the character and appearance of the building, which is locally recognised as being of historic interest. The development would be detrimental to the modest appearance of the dwelling, and the local character of this part of the Conservation Area. This would be contrary to Policies CP7, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), and the adopted Design Guide SPD which seek to ensure that all development would be sympathetic to the local character of the Conservation Area and the National Park.</p>
Voting	8:2 (1 abstention)

REPORT ITEM 3	
Application No.	16/00023/FULL
Details	Driftwood, Middle Road, Sway, Lymington, SO41 6BB - Retention of decking
Public Participants	Doctor Fay Cllr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. The decking the subject of this permission shall be altered so that it strictly accords with submitted drawings numbered 'A1821/11' and 'B18121/9' within 6 weeks of the date of this permission.</p> <p>Reason: Given the retrospective nature of the application it is appropriate to ensure that works are completed in accordance with the approved plans so the development accords with policies DP1, DP6 and CP8 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>2. Within six weeks of the date of this permission, details of trellis to be erected on both sides of the property shall be submitted to and approved in writing by the Local Planning Authority. The approved trellising shall be instated prior to the first use of the</p>

	decking, and shall be retained in perpetuity.” Reason: To protect neighbouring amenity in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	Unanimous

REPORT ITEM 4	
Application No.	16/00054/FULL
Details	4 Warton Close, East Boldre, Hampshire, SO42 7WW - Two storey front extension
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<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. 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.</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>Informative(s):</p> <p>1 The application does not state how surface water will be discharged. There should be no increase in flow to any surface water system or watercourse. Building Control will advise on the disposal of surface water.</p>
Voting	Unanimous

Tree Preservation Order TPO/0038/15 - Land at Anderwood Drive Sway	
Details	Objection to Tree Preservation Order TPO/0038/15
Public Participants	Mr Johnathan Elliot – Jones Cllr Stephen Tarling (Sway Parish Council)
Comment	Members noted that the Oak labelled T3 was incorrectly shown on the plan as being in the rear garden of 29 Anderwood Drive and should have been the rear garden of 27 Anderwood Drive. Members agreed to confirm the Tree Preservation Order subject to T3 being correctly identified on the plan.

Decision	Recommended that the Tree Preservation Order 0038/15 be confirmed subject to the modification detailed above.
Voting	Unanimous

76 DCLG Technical Consultation on Implementation of Planning Changes (Paper NFNPA/PDCC 201/16)

- 76.1 Steve Avery highlighted the main points regarding the government's latest proposed planning provisions as set out in the Housing and Planning Bill. Following a full discussion, Members decided to submit a collective response with other National Parks through National Parks England. However, it was further agreed that the Authority should also respond individually to the consultation in terms of the recommendations contained in the report. This response should be endorsed by the Chairman of the Authority and the Chairman of the Planning Development Control Committee.

***Resolved*, that:**

1. in addition to submitting a collective response with other NPA's through National Parks England, the Authority include the following in an individual response to the DCLG:
 - a. the Authority seek exemption from the proposal to extend the 'permission in principle' to brownfield sites within the New Forest National Park;
 - b. the Authority not agree to the maximum determination periods in principle on application and technical details consent;
 - c. Officers be authorised to communicate the Authority's concerns regarding emphasising the financial benefits accruing from developments within planning / committee reports; and
 - d. the Authority seek clarification on how it might defend an appeal on the basis that the initial decision was in line with an up to date plan.
2. the Authority's separate response be subject to endorsement by the Chairman of the Authority and Chairman of the Planning Development Control Committee.

Voting: unanimous

77 Planning Appeal Decisions (Paper NFNPA/PDDC 202/16)

- 77.1 The appeal decision reports were noted by Members.

78 Items of urgent business

- 78.1 There were no items of urgent business on this occasion.

79 Date of next meeting

- 79.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 19 April 2016 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 10:45 am

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Chairman

Date