

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 15 AUGUST 2017 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
Barry Rickman
John Sanger
Pat Wyeth

Officers:

Julia Mutlow	Monitoring Officer
Clare Ings	Senior Planning Officer
Ann Braid	Planning Officer
Vicki Gibbon	Member Services Administrator
Frances Connolly	Executive Assistant

10 Apologies for Absence

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

11 Declarations of Interest

11.1 Harry Oram declared an interest in minute item 14 report item 1 as a Member of Brockenhurst Parish Council.

Barry Rickman declared an interest in minute item 14 report item 2 as a Member of Sway Parish Council.

12 Minutes

12.1 **RESOLVED:** That the minutes of the meeting held on 18 July 2017 be approved as a true record.

13 Chairman's Announcements

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

14 Planning Applications for Committee decision (Paper NFNPA/PDCC 241/17)

14.1 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.	17/00461/FULL
Details	Ivy Cottage, North Weirs, Brockenhurst SO42 7QA – Two storey rear and single storey side extensions
Public Participants	Jerry Davies (Agent For) Mr C Kemp (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Councillor)
Declarations of Interest	Harry Oram
Comments	Members proposed to amend the conditions to include a landscaping and tree works schedule in condition 7 and that a further condition be added for obscure glazing, the application was then granted.
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 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.</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>3 The proposed brickwork shall match the existing in its bond, coursing, mortar colour and texture, brick size, brick colour and texture and shall be toothed into the existing brickwork unless otherwise agreed in writing.</p> <p>Reason: To protect the character and architectural interest of the</p>

	<p>building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>4 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.</p> <p>a) Typical joinery details including window/doors, eaves, verge, bargeboards.</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>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).</p> <p>5 Development shall only be carried out in accordance with Drwg Nos: TBD/17/1068/01 Rev 2, TBD/17/1068/02 Rev 0 and TBD/17/1068/03 Rev 3. 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>6 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.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>7 No development, demolition or site clearance shall take place until the following information has been provided:</p> <ul style="list-style-type: none"> ▪ Tree work schedule detailing what, if any, tree removals or facilitation pruning will be required to carry out the proposed development ▪ Any replacement planting <p>and this information shall be approved in writing by the National Park Authority. Development shall only take place in accordance with these approved details.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with</p>
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	<p>Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>8 The first floor windows on the north-west elevation hereby approved shall at all times be obscurely glazed.</p> <p>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).</p>
Voting	8:0, 1 abstention

REPORT ITEM 2	
Application No.	17/00492/FULL
Details	Half Day House, South Sway lane, Sway, Lymington SO41 6BL – Retention of 1.95 metre high fencing
Public Participants	Cllr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman
Comments	Members were minded not to support Officers recommendation and resolved to refuse the application as they felt it was out of keeping with the local area.
Decision	Planning consent <u>refused</u>
Reasons	The fencing by reason of its solid appearance and height is out of keeping with the rural character of the area and causes harmful visual intrusion that is particularly conspicuous in the locality. The resultant impact of this boundary treatment is one of creeping urbanisation which despoils the rural character of the New Forest. The development is thus contrary to Policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), advice contained in the adopted Sway Village Design Statement and Sections 7 and 11 of the National Planning Policy Framework which all seek to protect the New Forest from harmful and inappropriate development.
Voting	5:4

REPORT ITEM 3	
Application No.	17/00504/FULL
Details	Red Cottage, Southampton Road, Boldre, Lymington SO41 8ND – Single storey side extension; two storey rear extension; replacement outbuilding with office
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1 The development hereby permitted shall be begun before the

	<p>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 No development shall take place above slab level until samples or exact details of the facing and roofing materials, and the window joinery have been 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>3 The outbuilding 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 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>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.</p> <p>Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 Development shall only be carried out in accordance with drawings 2017.04.01, 2017.04.02A, 2017.04.03 and 2017.04.05. 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 CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p>
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	<p>Informative(s):</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 England, which is 0300 060 3900.</p>
Voting	Unanimous

REPORT ITEM 4	
Application No.	17/00560/FULL
Details	Fairways, Priestlands Close, Woodlands, Southampton SO40 7GD – Proposed side and rear extension
Decision	APPLICATION WITHDRAWN

15 Planning Appeal Decisions (*Paper NFNPA/PDDC 242/17*)

15.1 Members noted the appeal decisions.

16 Items of urgent business

16.1 There were no items of urgent business.

17 Date of next meeting

17.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 19 September 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 10:30 am.

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Chairman

Date