

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 18 JULY 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 Clewer
Richard Frampton
Barry Rickman
John Sanger
Pat Wyeth

Officers:

Steve Avery	Executive Director Strategy & Planning
Julia Mutlow	Monitoring Officer
Clare Ings	Senior Planning Officer
Ann Braid	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Members Administration Assistant

1 Apologies for Absence

- 1.1 Oliver Crosthwaite-Eyre tendered his apologies for this meeting as he was attending a National Parks England meeting in his capacity as Chairman of the Authority.

2 Declarations of Interest

- 2.1 George Bisson declared an interest in minute item 5, report item 6 as a Member of Lyndhurst Parish Council.

Harry Oram declared an interest in minute item 5, report item 3 as he was known to the applicant, he accordingly left the Council Chamber during debate and vote on this item.

Barry Rickman declared an interest in minute item 5, report item 4 as a Member of Sway Parish Council.

Pat Wyeth declared an interest in minute item 5, report item 6 as a Member of Lyndhurst Parish Council.

3 Minutes

- 3.1 **RESOLVED:** That the minutes of the meeting held on 20 June 2017 be approved as a true record.

4 Chairman’s Announcements

4.1 There were no Chairman’s announcements on this occasion.

5 Planning Applications for Committee decision (*Paper NFNPA/PDCC 238/17*)

5.1 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.	17/00277/FULL
Details	Saughtrees, Hatchet Green, Hale, Fordingbridge SP6 2NB – Tennis court; 3m high chain link fence; retaining wall; associated landscaping
Public Participants	Bob Hull (Agent) Mrs McGibbon (Applicant) Josh Lavis (Against) Gary Adams (Against)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The proposed development, by virtue of its siting, scale, uncompromising form, distance from the main house and outbuildings along with its encroachment beyond the established residential curtilage and into an area designated as ancient woodland, would have an unacceptably harmful and irreversible impact upon the intrinsic landscape character of the Western Escarpment Conservation Area and views from the adjacent right of way. The proposed development would therefore be contrary to the requirements of Policies DP1 and CP8 of the New Forest National Park Core Strategy and the requirements of the National Planning Policy Framework (Paragraph 118).</p> <p>2 There is insufficient information to demonstrate that impacts associated with the development would be outweighed by measures to avoid, mitigate and compensate for effects. Furthermore it is acknowledged that the access could cause loss of habitat with high suitability for reptiles, however no appropriate survey has been undertaken to quantify impacts and no information is provided with regards to mitigation of impacts. The development is likely to give rise to the fragmentation of habitats and loss of some features capable of supporting nature conservation interests. The development would therefore be contrary to the requirements of policy CP2 of the New Forest National Park Core Strategy and the requirements of the National Planning Policy Framework (Paragraphs 109, 115, 118).</p>

Voting	Unanimous
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REPORT ITEM 2	
Application No.	17/00278/FULL
Details	Saughtrees, Hatchet Green, Hale, Fordingbridge SP6 2NB – New double garage; re-alignment of driveway
Public Participants	Bob Hull (Agent) Mrs McGibbon (Applicant) Josh Lavis (Against) Gary Adams (Against)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The proposed access track would, by virtue of its siting, scale and uncompromising form, along with its encroachment beyond the established residential curtilage and necessary removal of vegetation, have an unacceptably harmful and irreversible impact upon the intrinsic landscape character of the Western Escarpment Conservation Area and the historic setting of the Hale Park Character Area. The proposed development would therefore be contrary to the requirements of Policies DP1 and CP8 of the New Forest National Park Core Strategy along with Section 12 of the National Planning Policy Framework.</p> <p>2 There is insufficient information to demonstrate that impacts associated with the development would be outweighed by measures to avoid, mitigate and compensate for effects. Furthermore it is acknowledged that the access could cause loss of habitat with high suitability for reptiles, however no appropriate survey has been undertaken to quantify impacts and no information is provided with regards to mitigation of impacts. The development is likely to give rise to the fragmentation of habitats and loss of some features capable of supporting nature conservation interests. The development would therefore be contrary to the requirements of policy CP2 of the New Forest National Park Core Strategy and the requirements of the National Planning Policy Framework (Paragraphs 109, 115, 118).</p>
Voting	Unanimous

REPORT ITEM 3	
Application No.	17/00327/ADV
Details	Warren farm, Balmer Lawn Road, Brockenhurst SO42 7TT – 1no. non illuminated post mounted hanging sign and retention of 1no. non illuminated panel sign (Application for advertisement consent)
Public Participants	Mr Hilton Kirk (Against) Cllr. John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Councillor)

Declarations of Interest	Harry Oram
Comment	Following discussion, Members supported the Officer's recommendation for a split decision on the application.
Decision	Split Decision
Conditions	<p>1 Refuse Advertisement 1 (referred to Sign no. 1 in the planning statement and plans):</p> <p>Advertisement 1 (referred to as Sign no. 1 in the planning statement and plans), by virtue of its scale, appearance and siting adds to the cluttered array of signage at the site which is out of character and would have a detrimental impact on the visual amenities and scenic qualities of this rural landscape in the New Forest National Park. This advertisement would be contrary to policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>2 Approve Advertisement 2 (referred to Sign no. 3 in the planning statement and plans), subject to the following conditions:</p> <p>1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.</p> <p>2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.</p> <p>3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.</p> <p>4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.</p> <p>5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, and road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use if any highway, railway, waterway or aerodrome (civil or military).</p>
Voting	Unanimous

REPORT ITEM 4	
Application No.	17/00384/FULL

Details	Bonham, Church Lane, Sway, Lymington SO41 6AD – 2 No. new dwellings; new access; demolition of existing dwelling
Public Participants	Deborah Slade (Agent) Cllr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman
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 Development shall only be carried out in accordance with (list plans). 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 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 The development hereby permitted shall not be occupied until the arrangements for parking for both cars and cycles shall have been implemented in accordance with the approved plans.</p> <p>These areas shall be kept available for their intended purposes at all times.</p> <p>Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.</p> <p>5 Mini visibility splays of 2.0 x 2.0 metres at the junction of the proposed accesses and the adjacent footway shall be provided</p>

	<p>before the commencement of the development, and these splays shall be kept free from any obstruction over 600mm in height at all times.</p> <p>Reason: In the interest of highway safety and to comply with Policy CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.</p> <p>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, 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: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>7 Prior to the commencement of development (including site clearance/vegetation management) a biodiversity mitigation, compensation and enhancement plan, including all the measures recommended in Sections 5.1, 5.52 and 5.6 of the Ecological Appraisal June 2017 shall be submitted to and agreed in writing by the National Park Authority. Development shall proceed and be maintained thereafter in accordance with the agreed details.</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>8 Prior to the commencement of development ecological mitigation for the Solent Special Protection Areas shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's adopted Development Standards (SPD) and the Solent (SRMP) Explanatory Note.</p> <p>Reason: To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.</p>
Voting	7:2

REPORT ITEM 5	
Application No.	17/00385/FULL
Details	Bay Tree cottage, Lyndhurst Road, Minstead, Lyndhurst SO43 7FX – Stable block; driveway; gate; vehicular access
Public Participants	Nicholas Pike (Agent) Mr Ferguson (Against) Cllr Bill Andrews
Comments	Members were minded not to support Officer’s recommendation and resolved to refuse the application due to overdevelopment of the site and the reduced amenity of the neighbouring properties.
Decision	Planning consent <u>refused</u>
Reasons	The proposed stable, by virtue of its size and location, would lead to the overdevelopment of this relatively small residential curtilage due to the resulting constrained layout which would subsequently have an adverse impact on the private amenities of adjoining residential properties through increased noise and disturbance. The development would therefore be contrary to policies DP1 and DP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	7:1, 1 abstention

REPORT ITEM 6	
Application No.	17/00407/FULL
Details	Bromley Cottage, Goose Green, Lyndhurst SO43 7DH – Construction of porch, erection of garage and erection of an outbuilding
Declarations of Interest	George Bisson Pat Wyeth
Decision	Planning consent <u>refused</u>
Reasons	<ol style="list-style-type: none"> 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), and the advice contained in the adopted Design Guide SPD. 2 The larger of the two proposed outbuildings, by reason of its size and the nature of the accommodation to be provided could be

	<p>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 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>
Voting	Unanimous

6 Direct Action – Land at Charles Lane, Crow, Ringwood BH24 3DB (Paper NFNPA/PDCC 239/17)

6.1 Paul Hocking updated Members on the breach of planning control which had taken place on a small parcel of agricultural land at Charles Lane, Crow. He asked Members to authorise direct action to be taken to dispose of items on the land affected and to authorise the Authority’s Solicitor to place a charge on the land affected to aid recovery of costs. Members unanimously agreed.

Resolved, that the Committee authorise ;

1. direct action be taken in accordance with Section 178(1) of the Town and Country Planning Act to include disposal of all the items collected from the land affected;
- and
2. the Authority’s Solicitor to place a charge on the land affected to aid recovery of the costs arising from the legal and direct action taken.

Voting: Unanimous

7 Planning Appeal Decisions (Paper NFNPA/PDDC 240/17)

7.1 Members noted the appeal decisions.

8 Items of urgent business

8.1 There were no further items of urgent business.

9 Date of next meeting

9.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 15 August 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:50 am.

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Chairman

Date