

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 19 SEPTEMBER 2017 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Leo Randall (Chairman)
Harry Oram (Deputy Chairman)
George Bisson
Oliver Crosthwaite-Eyre
Richard Frampton
Barry Rickman
Pat Wyeth

Officers:

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

18 Apologies for Absence

18.1 Apologies for absence were received from Gordon Bailey, Penny Jackman and John Sanger.

19 Declarations of Interest

19.1 Harry Oram declared an interest in minute item 22 report items 5 and 7 as a Member of Brockenhurst Parish Council.

Barry Rickman declared an interest in minute item 22 report item 1 as a Member of Sway Parish Council.

20 Minutes

20.1 **RESOLVED:** That the minutes of the meeting held on 15 August 2017 be approved as a true record.

21 Chairman's Announcements

21.1 The Chairman welcomed Natalie Walter to the Authority as Principle Planning Officer.

21.2 Members were also reminded of the forthcoming Planning Tour which would take place on Thursday 5 October, he asked Members to contact Vicki Gibbon if they would like to attend.

22 Planning Applications for Committee decision (Paper NFNPA/PDCC 243/17)

22.1 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.	17/00403/FULL
Details	Hatch Motors of Sway, Station Road, Sway, Lymington SO41 6BA – Three storey building to include convenience store (Use Class A), 6 No. flats; associated refuse, plant area and parking areas; 4 No. three storey dwellings with associated parking; demolition of existing garage and associated outbuildings.
Public Participants	Phillip Holdcroft (For) Stephen Sandys (Against) Cllr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman
Comments	Members were minded not to support officer’s recommendation and resolved to refuse the application as it would be an overdevelopment of the site which would result in increased activity and have a detrimental impact on the neighbouring area.
Decision	Planning consent <u>refused</u>
Reasons	The proposed development, by virtue of its form, scale, massing and layout, would result in an over-intensification of activities at the site, which would be to the detriment of the amenities of adjoining neighbours and users of Station Road, through increased noise and disturbance. In particular, the four ‘town houses’ are considered to be overly urban in their design and appearance. Nor is the Authority satisfied that the layout of the proposed development makes adequate provision for delivery vehicles which are likely to come into conflict with the on-site car parking arrangements. 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) and the Sway Village Design Statement.
Voting	5:0, 2 abstentions

REPORT ITEM 2	
Application No.	17/00433/FULL
Details	Sandy Balls Holiday Village, Southampton Road, Godshill, Fordingbridge SP6 2JZ – Demolition of farmhouse and 9 No. outbuildings; removal of existing car park (Application for

	Conservation Area Consent)
Public Participants	Martin Taylor (For)
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 Notwithstanding the measures set out in the submitted tree report by MJC Services Ltd, dated 21 July 2017, no development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site to be identified by agreement with the Local Planning Authority beforehand, have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.</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>3 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 ecological report by ACD Environmental dated July 2017, hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.</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>
Voting	Unanimous

REPORT ITEM 3	
Application No.	17/00451/VAR
Details	Fritillaries, Brockhill Nursery, Sway Road, Tiptoe, Lymington SO41 6FR – Application to remove condition 2 of planning permission NFDC/96/59007 (Agricultural Occupancy)
Public Participants	Bob Hull (Agent)

	Graham Meadowcroft (Applicant, answered Member's questions) Cllr Sue Bown (Hordle Parish Council)
Decision	Planning consent <u>refused</u>
Reasons	1 The property was granted for the current applicants in 1997 to serve the needs of their horticultural business. That business continues to remain profitable and whilst the applicant wishes to pursue other opportunities there is insufficient evidence to justify the removal of the agricultural occupancy condition; in particular the type and level of marketing undertaken and the absence of other uses, occupiers or diversification pursued at the site and therefore the strict requirements of policy DP14 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) have not been met.
Voting	6:1

REPORT ITEM 4	
Application No.	17/00517/FULL
Details	Field Opposite Forest Cottage, Lymington Road, Setley, Brockenhurst SO42 7UF – Agricultural Building
Public Participants	Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
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</p> <p>Drawing nos: TQRQM17171185130637, 1, 17- 48223.</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 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should this use cease the building shall be removed from the site, and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority beforehand, within 6 months of the cessation</p>

	<p>of that use.</p> <p>Reason: In order to preserve the character and appearance of the area in accordance with the requirements of Policies DP20 and CP8 of the New Forest National Park Core Strategy.</p> <p>4 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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>
Voting	Unanimous

REPORT ITEM 5	
Application No.	17/00591/FULL
Details	37 New Forest Drive, Brockenhurst SO42 7QT – Replace tiles to front and rear of the property with cladding
Public Participants	Fiona Hardy (For) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Declarations of Interest	Harry Oram
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</p> <p>Drawing nos: 1, 2, 3, 4.</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>
Voting	Unanimous

REPORT ITEM 6	
Application No.	17/00615/FULL
Details	Willow Green, Seamans Lane, Minstead, Lyndhurst SO43 7FU – 2No. outbuildings
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 building 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>3 Development shall only be carried out in accordance with drawing nos: 1, 2 and 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>
Voting	Unanimous

REPORT ITEM 7	
Application No.	17/00642/FULL
Details	62 New Forest Drive, Brockenhurst SO42 7QW – Detached garage; cladding to front elevation of main dwelling
Public Participants	Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Declarations of Interest	Harry Oram
Comments	A proposal of refusal was made, however this fell (3:4) and the application was subsequently granted subject to conditions.
Decision	Planning consent <u>granted</u> subject to conditions
Reasons	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 Development shall only be carried out in accordance with</p> <p>Drawing nos: 5120 PL 01 REV B, 5120 PL 02, 5120 PL 03, 5120 PL 04 REV B, 5120 PL 05 REV B, 5120 PL 06 REV E</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 for use upon the outbuilding 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 building 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>5 No development, demolition or site clearance shall take place until a method statement and engineering drawings for the foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Development shall only take place in accordance with these approved details.</p> <p>Reason: To safeguard trees and natural features which are</p>
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	<p>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>6 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees on the site (as identified in the approved plans) have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.</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>
Voting	4:3

23 Planning Appeal Decisions (Paper NFNPA/PDDC 244/17)

23.1 Members noted the appeal decisions.

24 Items of urgent business

24.1 There were no items of urgent business.

25 Date of next meeting

25.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 17 October 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:30 am.

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Chairman

Date