

## NEW FOREST NATIONAL PARK AUTHORITY

### MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 18 APRIL 2017 AT 9.30 HOURS IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

#### **Present:**

#### *Members:*

Leo Randall (Deputy Chairman – in the Chair)  
Gordon Bailey  
George Bisson  
Oliver Crosthwaite-Eyre  
Richard Frampton  
Harry Oram  
Barry Rickman  
Ken Thornber  
Russell Wynn

#### *Officers:*

Steve Avery	Executive Director Strategy & Planning
Julia Mutlow	Monitoring Officer
David Illsley	Policy Manager
Deborah Slade	Senior Planning Officer
Carly Cochrane	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

#### **75 Apologies for Absence**

- 75.1 Apologies for absence were received from Andy Moore, Penny Jackman, John Sanger and Pat Wyeth.

#### **76 Declarations of Interest**

- 76.1 George Bisson declared an interest in Minute Item 78 report items 2, 3 and 4 as a Member of Lyndhurst Parish Council.

Barry Rickman declared an interest in Minute Item 78 report item 1 as a member of Sway Parish Council.

Oliver Crosthwaite-Eyre declared a prejudicial interest in Minute Item 78 report item 6, he accordingly left the Council Chamber during debate and vote on this item.

#### **77 Minutes**

- 77.1 **RESOLVED:** That the minutes of the meeting held on 21 March 2017 be approved as a true record.

#### **78 Chairman's Announcements**

- 78.1 There were no Chairman's announcements.

**79 Planning Applications for Committee decision (Paper NFNPA/PDCC 231/17)**

79.1 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>	<b>16/00696/FULL</b>
<b>Details</b>	Land to the Rear of Toby Cottage, Back Lane, Sway, Lymington SO41 6BU – Retention of Manege (revised land levels)
<b>Public Participants</b>	Julie Payne (For) Nigel Payne (For) John Curley (Against)
<b>Declarations of Interest</b>	Barry Rickman
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<p>1 Development shall only be carried in accordance with drawing nos: 001, JA 0001 VA Sht 1 of 1, JA-PA01-SITE-DE01 REV A, JA-PA01-SITE-DRAIN01, Screening Plan Version 1.00 Status: Final. 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>2 The manege the subject of this permission shall only be used for the exercising of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding or training purposes or as an equestrian show arena.</p> <p>Reason: The use of the manege on a commercial basis would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP23 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 No lighting shall be installed to illuminate the manege hereby approved.</p> <p>Reason: To safeguard the visual amenities of the countryside and the amenities of nearby residential properties in accordance with Policies DP1, DP23 and CP6 of the New Forest National Park Core Strategy and Development Management Policies</p>

	<p>(DPD) (December 2010).</p> <p>4 The hedgerow along the north eastern boundary of the site adjacent to properties Brick Cottage, Myrtle Cottage, Forest Croft and Ivy Lodge and adjacent to the manege, including the replanted section adjacent to Forest Croft, hereby approved shall be retained in perpetuity and maintained at a minimum height of 2m and minimum width of 1m.</p> <p>Any trees or plants which within a period of 5 years from the completion of the development die or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.</p> <p>Reason: To ensure the appearance and setting of the development is satisfactory and to protect the amenity of neighbouring properties to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 All additional screening works shall be carried out in accordance with the Screening Plan, Version 1.00 Status: Final. The works shall be carried out in the first planting following this decision (by March 2018).</p> <p>Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.</p> <p>Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
<b>Voting</b>	8:0, 1 abstention

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>16/01065/FULL</b>
<b>Details</b>	Land Adjacent Ganders, Goose Green, Lyndhurst SO43 7DH – New Dwelling
<b>Public Participants</b>	Alan Harrison (For) Cllr Elizabeth Chell (Lyndhurst Parish Council)
<b>Declarations of Interest</b>	George Bisson
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

	<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 trees/hedges 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 measures set out in the submitted arboricultural statement.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>3 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage (as set out on the approved plans) have been implemented.</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>4 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>6 Prior to the commencement of development ecological mitigation for the New Forest Special Protection Areas, Special Areas of Conservation and/or Ramsar sites 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</p>
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	<p>adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.</p> <p>7 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.</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>8 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 Section 6 of the ecological report hereby approved (Ecosupport Limited, August 2015). 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> <p>9 No development shall take place until a full 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> <p>(a) the existing trees and shrubs which have been agreed to be retained;</p> <p>(b) a specification for new planting (species, size, spacing and location);</p> <p>(c) specifications for hard surfacing and the materials to be used;</p> <p>(e) a method and programme for its implementation and the means to provide for its future maintenance.</p> <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>
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	<p>10 Development shall only be carried out in accordance with Drawing nos: 14159.30A, 14159.31A, 14159.32A, 14159.33A, 14159.34A, 14159.35A, 14159.36A, 14159.37A, DS/38315 and Drawing No.1. 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>17/00019/FULL</b>
<b>Details</b>	Land Adjacent to 7 Haskells Close, Lyndhurst SO43 7EN – 1no. new dwelling; associated landscaping; hardstanding
<b>Public Participants</b>	Jerry Davies (For) Mark Rollé (Against) Michael O'Brian (Against) Cllr Elizabeth Chell (Lyndhurst Parish Council)
<b>Declarations of Interest</b>	George Bisson
<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 The external facing materials and joinery materials to be used in the development shall match those used on the other properties in Haskells Close, 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>3 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.</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>4 A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.</p> <p>The spaces shall be retained and kept available for their intended purpose at all times.</p> <p>Reason: To ensure adequate parking provision is made in the interests of highway safety and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), section 4 of the National Planning Policy Framework and the Development Standards SPD.</p> <p>5 Development shall only be carried out in accordance with:</p> <p>Drawing nos: 001, 4248/11 REV O, 4248/07 REV O, 4248/08 REV O, 1952/2J, 13030-BT4.</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>6 Prior to the commencement of development ecological mitigation for the or New Forest Special Protection Areas, Special Areas of Conservation and/or Ramsar sites 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).</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.</p> <p>7 All hard and soft landscape works shall be carried out in accordance with the approved details (drawing 1952/2J). The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the</p>
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	<p>completion of the development, whichever is the sooner.</p> <p>Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.</p> <p>Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>8 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>9 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation 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 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>10 The trees/hedges 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 measures set out in the submitted arboricultural statement.</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>11 No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only take place in accordance with those</p>
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	<p>details which have been approved.</p> <p>Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
<b>Voting</b>	7:2

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>17/00060/FULL</b>
<b>Details</b>	1 Fir Close, Lyndhurst SO43 7EE – Single storey front and rear extensions; 2no rooflights
<b>Public Participants</b>	Cllr Elizabeth Chell (Lyndhurst Parish Council)
<b>Declarations of Interest</b>	George Bisson
<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 The trees/hedges 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 measures set out in the submitted arboricultural statement/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>3 Development shall only be carried out in accordance with (ADP/1650/P/00A, ADP/1650/P/01, ADP/1650/P/02, ADP/1650/P/03, ADP/1650/P/04). 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 5</b>	
<b>Application No.</b>	<b>17/00105/FULL</b>
<b>Details</b>	Ria House, Ringwood Road, Woodlands, Southampton SO40 7GX – Detached garage with storage over
<b>Public Participants</b>	Tom Whild (For)
<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: 1701/TP.01, 1701/TP.02A</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 external facing materials to be used in the development shall match those used on the main dwellinghouse, 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>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 windows or rooflights other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.</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).
<b>Voting</b>	Unanimous

<b>REPORT ITEM 6</b>	
<b>Application No.</b>	<b>17/00131/FULL</b>
<b>Details</b>	Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst SO43 7HE – Stationing of 6 storage containers for Office use (B1 Class) for a temporary period of 12 months
<b>Public Participants</b>	Cllr David Johnston (Bramshaw Parish Council)
<b>Declarations of Interest</b>	Oliver Crosthwaite-Eyre (Left the Council Chamber during debate and vote)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<p>1 The structures hereby approved shall be removed from the site on or before 18th April 2018 and the land restored to its former condition.</p> <p>Reason: The long term retention of the structures would harm the character and appearance of the conservation area and setting of the listed building contrary to policies CP2 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>Informative: The Applicant should note that this approval is on a strictly temporary basis and any further applications for this development to remain <i>in situ</i> are unlikely to be supported by the National Park Authority.</p>
<b>Voting</b>	Unanimous

## 80 Housing White Paper – Proposed NFNPA Response (*Paper NFNPA/PDCC 232/17*)

- 80.1 David Illsley introduced his report advising members that in February 2017 the Government published their Housing White Paper, which detailed how the Government intended to address the nation's housing problems in terms of under supply. Mr Illsley commented that his report outlined the Authority's proposed consultation response and asked Members to endorse the response for submission to the Department of Communities and Local Government.
- Members subsequently agreed to endorse the recommendation.

### **Resolved**, that

- the National Park Authority's proposed consultation responses to the Housing White Paper and associated documents for submission to the Department of Communities and Local Government by 2 May 2017 be endorsed.

*Voting: Unanimous*

**81 Planning Appeal Decisions (*Paper NFNPA/PDDC 233/17*)**

81.1 Members noted the appeal decisions.

**82 Items of urgent business**

82.1 Members were reminded that the Local Plan workshop would take place on Monday 24 April.

**83 Date of next meeting**

83.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 16 May 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11.15 am.

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Date .....

Chairman