

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 20 DECEMBER 2016 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Pat Wyeth (Chairman)
Sally Arnold
Gordon Bailey
George Bisson
Oliver Crosthwaite-Eyre
Penny Jackman
Andy Moore
Harry Oram
Barry Rickman
John Sanger

Officers:

Steve Avery	Executive Director Strategy & Planning
Julia Mutlow	Senior Solicitor and Monitoring Officer
Deborah Slade	Senior Planning Officer
Clare Ings	Senior Planning Officer
Carly Cochrane	Planning Officer
Vicki Gibbon	Member Services Administrator
Frances Connolly	Executive Assistant

42 Apologies for Absence

42.1 Apologies for absence were received from Richard Frampton, Leo Randall (Deputy Chairman), Ken Thornber and Russell Wynn.

43 Declarations of Interest

43.1 Pat Wyeth (Chairman) declared an interest in minute item 46, report item 9 as a member of Lyndhurst Parish Council.

Sally Arnold declared an interest in minute item 46, report item 2 as a member of Ashurst and Colbury Parish Council.

George Bisson declared an interest in minute item 46, report item 9 as a member of Lyndhurst Parish Council.

Oliver Crosthwaite-Eyre declared an interest in minute item 46, report item 7 as a member of the New Forest Association.

Harry Oram declared an interest in minute item 46, report item 5 as a member of Brockenhurst Parish Council.

Penny Jackman declared an interest in minute item 46, report item 10 as a member of Lymington and Pennington Town Council.

44 Minutes

44.1 **RESOLVED:** That the minutes of the meeting held on 15 November 2016 be approved as a true record.

45 Chairman’s Announcements

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

46 Planning Applications for Committee decision (Paper NFNPA/PDCC 222/16)

46.1 Members gave detailed consideration to the individual planning applications contained within the report. The Committee adjourned for a coffee break at 11.20am and reconvened at 11.30am.

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.	16/00512/FULL
Details	Red Shoot Camping Park, Linwood, Ringwood BH24 3QT – Permanent siting of a mobile home
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 The caravan hereby approved shall only be occupied by a person employed as a warden in connection with Red Shoot Camping Park.</p> <p>Reason: Policy CP12 of the New Forest National Park Core Strategy presumes against the grant of planning permission for permanent residential accommodation in the form of mobile homes at holiday parks. However, the Authority recognises that there remains a need to continue the long standing siting of a caravan for warden's accommodation on this site and has had regard to the earlier successive planning permissions granted by both the New Forest National Park Authority and the predecessor authority.</p> <p>2 The mobile home shall be removed from the site on the cessation of the use of the site as a holiday park, and the land restored to a condition which has first been agreed in writing by the New Forest National Park Authority.</p> <p>Reason: The caravan is justified on the basis that it is necessary for the continuation of the camping and caravanning business and the permanent retention of a caravan in this location would be contrary to the requirements of Policy CP12 of the adopted New Forest National Park Core Strategy.</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	16/00750/FULL
Details	10 Copsewood Road, Ashurst, Southampton SO40 7DL – Raise roof ridge height to include insertion of one dormer window to front and one flat roof dormer to rear to facilitate first floor accommodation; 2no rooflights; addition of tile hanging to side.
Public Participants	Nicola Quiney (For) Dr Robinson (Against) Cllr Caroline Hubbard (Ashurst & Colbury Parish Council)
Declarations of Interest	Sally Arnold
Comments	Members were minded not to support the Officer's recommendation and resolved to grant the application as they believed it was in accordance with planning policy and would not prove to be detrimental to the street scene or neighbouring properties.
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>3. No first floor windows or rooflights other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.</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	8:1, 1 abstention

REPORT ITEM 3	
Application No.	16/00757/FULL
Details	Monks Cottage, Pilley Bailey, Pilley, Lymington SO41 5QT – Two storey rear extension; balcony; fenestration alterations (Demolition

	of existing extensions)
Public Participants	Wendy Perring (For) James Gill (Against)
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 Development shall only be carried out in accordance with:</p> <p>Drawing nos: PP-001, PP-003 A, PP-005, PP-006.1, PP-006, PP-007, PP-008 D, PP-008.1C, PP-009 SHT 01, PP-009.1 SHT 02, PP-010 D, PP-011 C, PP-012 B, PP- 013 B, PP-014 B, PP-022 B.</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>4 No first floor windows or rooflights other than those hereby approved shall be inserted into the northern elevation building unless express planning permission has first been granted.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties and the character of the building in accordance with Policies DP1 and DP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 No external lighting shall be installed on the dwellinghouse 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>6 No windows or 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>Typical joinery details including windows, 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>7 No development shall take place until a 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> <ul style="list-style-type: none"> a) the existing trees and shrubs which have been agreed to be retained; b) a specification for new planting (species, size, spacing and location); c) areas for hard surfacing and the materials to be used; d) other means of enclosure; e) a method and programme for its implementation and the means to provide for its future maintenance. <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> <p>8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the 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</p>
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	<p>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>9 No floor shall be inserted into the void as shown on drawing PP-008 D and the louvres hereby proposed across the northern window shall remain in situ at all times.</p> <p>Reason: To protect the residential amenity of the adjacent dwelling 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 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 0845 600 3078, or the project's own ecologist.</p> <p>2 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.</p>
Voting	8:1, 1 abstention

REPORT ITEM 4	
Application No.	16/00773/FULL
Details	2 Hurstly Cottage, Lower Sandy Down Lane, Boldre, Lymington SO41 8PP – Replacement outbuilding to create home office
Public Participants	Graham Johnson (For)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	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 Development shall only be carried out in accordance with</p> <p>Drwgs: 0215/2, 0215/3B, 0215/4B, 0223/1, 0223/4.</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> <p>3 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> <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>
Voting	Unanimous

REPORT ITEM 5	
Application No.	16/00804/FULL
Details	Land to the North East of Vinneys Close, Brockenhurst SO42 7AB – Erection of 4 houses and 6 flats with associated car parking and landscaping; access alterations; cycle stores / sheds
Public Participants	Nathanael King-Smith (For) Gerald Condon (Against) Mark Bockle (Brockenhurst Parish Council) Maureen Holding (New Forest District Councillor)
Declarations of Interest	Harry Oram
Decision	Subject to the prior completion of a section 106 agreement to:-

	<p>a) control the occupancy of the affordable dwelling to persons with a local connection;</p> <p>b) retain the affordable housing in perpetuity;</p> <p>c) secure financial contributions to help mitigate potential harm to the Solent and New Forest SPA's</p> <p>the Executive Director of Strategy & Planning be authorised to grant planning permission, subject to conditions.</p>
<p>Conditions</p>	<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 Prior to the commencement of development ecological mitigation for the Solent and 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 adopted New Forest National Park Core Strategy and Development Management Policies DPD, Development Standards SPD and the SRMP.</p>

	<p>5 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 (ECOSA Ecological Appraisal dated July 2016) 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>6 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 (Broad Oak Tree Consultants Limited Arboricultural Implications Assessment dated 11 July 2015).</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>7 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>8 The development hereby permitted shall not be occupied until the arrangements for parking (cars and cycles) and turning within the site 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>9 Development shall only be carried out in accordance with Drwgs: 01, 02, 03, 04, 05, 08, 09, 10, 11 and 1297_PP_300 (or</p>
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	<p>such plans as may be substituted). 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>10 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, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 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>
Voting	8:1, 1 abstentions

REPORT ITEM 6	
Application No.	16/00807/FULL
Details	Elmwood House, Sandy Down, Boldre, Lymington SO41 8PN – Replacement outbuilding
Public Participants	David Hawkins (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 Development shall only be carried out in accordance with drawing numbers: 01 Rev A and 02. 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</p>

	<p>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 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 The external facing materials to be used in the development shall match those used on the main dwelling, 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>
Voting	Unanimous

REPORT ITEM 7	
Application No.	16/00828/FULL
Details	Paysanne, Godshill Wood, Fordingbridge SP6 2LR – Dwelling, detached garage with office over; sewage treatment plant (demolition of existing dwelling and outbuilding)
Public Participants	Chris Gotham (For) Mr Clem (Against) Mr Edwards (Against) Cllr Ann Cakebread (Godshill Parish Council)
Declarations of Interest	Oliver Crosthwaite-Eyre
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 for the dwelling and outbuilding hereby approved 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 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>Typical joinery details including windows, 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>4 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 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> <p>5 No development shall take place until a 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> <ul style="list-style-type: none"> a) the existing trees and shrubs which have been agreed to be retained; b) a specification for new planting (species, size, spacing and location); c) areas for hard surfacing and the materials to be used; d) other means of enclosure; e) a method and programme for its implementation and the means to provide for its future maintenance. <p>No development shall take place unless these details have been approved and then only in accordance with those details.</p>
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	<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> <p>6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the 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>7 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, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 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 and the restrictions on floorspace, 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 Policies DP10, DP11, CP7 and CP8 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</p>
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	<p>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 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.</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>11 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>12 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 and the character of the Western Escarpment Conservation Area in accordance with Policies CP2, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>13 Prior to the commencement of development, an updated Construction Management Statement shall be submitted to and approved in writing by the National Park Authority. This shall be based upon relevant details in the Construction Management Statement submitted with the planning application, dated April 2017, and additional information from the applicant dated 11 November 2016. The development shall be carried out only in accordance with the approved methods.</p> <p>Reason; To prevent harm to the New Forest SSSI, trees, verges and other character features of the Western Escarpment</p>
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	<p>Conservation Area in accordance with Policies CP2, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>14 The trees and 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. Tree protection measures shall be erected prior to the construction of the temporary access.</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>15 Prior to the first occupation of the dwelling, the existing temporary access to the site shall be stopped up and abandoned. The boundary treatment shall be reinstated, in accordance with a scheme to be submitted to and approved by the Local Planning Authority, immediately after the completion of the new access and prior to occupation of the buildings.</p> <p>Reason: In the interest of highway safety and the character of the area, and to comply with Policies CP7, CP8 and 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>
Voting	Unanimous

REPORT ITEM 8	
Application No.	16/00837/FULL
Details	Lees and Co, Main Road, Portmore, Lymington SO41 5RF – Application to vary section 106 agreement of planning permission reference 15/00351 to waive financial contributions towards affordable housing, public open space and transport.
Public Participants	Jerry Davies (For)
Decision	Agreement to vary S106 agreement and remove affordable housing contribution.
Voting	8:1

REPORT ITEM 9	
Application No.	16/00876/FULL
Details	Cedar Mount, 11 Oak Close, Lyndhurst SO43 7EF – Two storey side extension; single storey rear extension

Public Participants	Cllr Elizabeth Chell (Lyndhurst Parish Council)
Declarations of Interest	Pat Wyeth George Bisson
Decision	Planning consent <u>granted</u> subject to conditions
Reasons	<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>Drwgs: 1, 2, 121016PR (R1), 121016EX, 120916EX/A.</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 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 No windows shall be inserted into the side (south west) elevation of the extension hereby approved unless express planning permission has first been granted.</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	Unanimous

REPORT ITEM 10	
Application No.	16/60001/PPDO

Details	Land at Creek Cottage, Lower Woodside, Lymington SO41 8AJ – Consultation on diversion of footpath Lymington and Pennington No 75 (part) and No 77 (part) Public Path Diversion Order
Declarations of Interest	Penny Jackman
Decision	Raise No Objection
Reasons	1 The Authority should therefore confirm the Order, and proceed to advertise and notify the relevant parties of that confirmation.
Voting	Unanimous

47 Planning Appeal Decisions (Paper NFNPA/PDDC 223/16)

47.1 Members noted the appeal decisions.

48 Items of urgent business

48.1 There were no items of urgent business on this occasion

49 Date of next meeting

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

The meeting ended at 12.55 pm.

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Chairman

Date