

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 16 FEBRUARY 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
Richard Frampton
David Harrison
Penny Jackman
Barry Rickman
John Sanger

Officers:

Steve Avery	Executive Director Strategy and Planning
Julia Mutlow	Senior Solicitor
Clare Ings	Senior Planning Officer
Ann Braid	Planning Officer
Frances Connolly	Executive Assistant
Rachel Pardey	Corporate Services Administrator

64 Apologies for Absence

64.1 Apologies for absence were received from Leo Randell (Deputy Chairman) and Harry Oram.

65 Declarations of Interest

65.1 Barry Rickman declared an interest in minute item 66 report item 1 as a Member of Sway Parish Council.

George Bisson declared an interest in minute item 66 report item 2 as a Member of Lyndhurst Parish Council.

Oliver Crosthwaite-Eyre declared a personal non prejudicial interest in minute item 66 report item 5 as the applicant is a family member. Oliver left the room before the report was presented returning to the room when the voting had taken place.

Pat Wyeth declared an interest in minute item 66 report item 2 as a Member of Lyndhurst Parish Council.

66 Minutes

66.1 **RESOLVED:** That the minutes of the meeting held on 19 January 2016 be approved as a true record.

67 Chairman’s Announcements

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

68 Planning Applications for Committee decision (Paper NFNPA/PDCC198/15)

68.1 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.	15/00767/FULL
Details	Shirley Holms Farm, Shirley Holms, Sway, Lymington, SO41 8NH – New Commoners dwelling; new agricultural barn; new stables
Public Participants	Cllr Stephen Tarling
Declarations of Interest	Barry Rickman (Sway Parish Council)
Decision	Subject to the prior completion of a 106 agreement to the Executive Director of Strategy and Planning be authorised to grant planning permission subject to the following 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 in accordance with Drwg nos STA/316/001, STA/316/002, STA/316/003, STA/316/004, STA/316/005, STA/316/006 and STA/316/007.</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 buildings 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 until samples or exact details of the facing and roofing materials for all elements of the scheme have been submitted to and approved in writing by the</p>

	<p>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 dwelling hereby permitted shall not be occupied until the barns hatched green on the approved plan have been completed.</p> <p>Reason: The dwelling and barns together are only justified on the basis that they are necessary to provide accommodation for a commoner and to enable the practice of commoning to be successfully undertaken in accordance with Policies CP11 and DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 The occupation of the dwelling shall be limited solely to a commoner eligible under the Commoner's Dwelling Scheme, and to any resident dependants.</p> <p>Reason: The dwelling is only justified on the basis that it is necessary to provide accommodation for a commoner in accordance with Policy CP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010). The proposal would otherwise be contrary to Policy CP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>6 The buildings hatched green and the subject of this permission shall only be used for agricultural/commoning purposes and for no other commercial, business or storage purposes whatsoever.</p> <p>Reason: The buildings are only justified on the basis that they are necessary for agriculture/commoning and in accordance with Policy DP20 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>
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	<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>8 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.</p> <p>This scheme shall include :</p> <ul style="list-style-type: none"> (a) the existing trees 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 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>9 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 (Lindsay Carrington Ecological Services Ltd Ecology Appraisal September 2015) 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> <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 (John Shutler Tree Services Arboricultural Report dated 21/09/2015).</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)</p>
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	<p>(December 2010).</p> <p>11 No development shall take place until details of the means of disposal of surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only take place in accordance with the approved details.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>12 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>13 All materials and machinery to be used in the carrying out of the development hereby approved shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	15/00875/FULL
Details	12 Cedar Mount, Lyndhurst, SO43 7ED – Two storey side extension; conservatory; cladding to first floor (demolition of existing garage and conservatory)
Declarations of Interest	George Bisson (Lyndhurst Parish Council)
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</p>

	<p>Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 No development shall take place until samples or exact details of the cladding materials and finishes have been submitted to and approved in writing by the New Forest National Park Authority. Other external wall and roof materials shall match those of the existing building as set out on the application form and Design and Access Statement.</p> <p>Development shall only be carried out in accordance with the details approved.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 The trees on the site which are shown to be retained on the approved plans, most particularly the Oak tree in the rear garden area and the Yew tree on the north eastern side boundary, shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the correspondence submitted in the letter from AH Design dated 7th January 2016.</p> <p>No works or storage of materials shall occur within the root protection areas of the above mentioned trees.</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>4 Development shall only be carried in accordance with Drwgs: 1501-01-01A, 1501-01-02B, 1501-01-04 and 1501-01-05. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with policies 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 3	
Application No.	15/00916/VAR
Details	Land Rear of Primrose Cottage, Cuckoo Hill, South Gorley, Fordingbridge, SP6 2PP – Application to vary conditions 1 and 2

	(Named Operator) of Appeal Decision T/APP/B1740/A/89/131065/P7 relating to planning application 89/41215
Public Participants	Jerry Davis(For) Alleyn Wilson (Against)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 The uses hereby permitted shall be carried on only by Mr J Barrell and/or Mr R Heron and should be for a limited period being the period during which the site is occupied by Mr J Barrell and/or Mr R Heron.</p> <p>Reason: To ensure an acceptable impact upon the special qualities of the New Forest National Park and the amenities of the neighbouring properties in accordance with policy DP1 of the Core Strategy and Development Management Policies DPD.</p> <p>2 When the site ceases to be occupied by Mr J Barrell and/or Mr R Heron the uses hereby permitted shall cease and all materials and equipment brought on to the site in connection with the uses shall be removed.</p> <p>Reason: To ensure an acceptable impact upon the special qualities of the New Forest National Park and the amenities of the neighbouring properties in accordance with policy DP1 of the Core Strategy and Development Management Policies DPD.</p>
Voting	5:4, 1 abstention

REPORT ITEM 4	
Application No.	15/00933/FULL
Details	Hollins Nursery, Sway Road, Pennington, Lymington, SO41 8LJ – Creation of new vehicular access
Public Participants	John Shield (For)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The proposed access would constitute an undesirable and unjustified form of development in this part of the New Forest National Park, which would have an adverse visual impact upon the character of the area, changing the street scene from a rural, vegetated bank to a more open, suburbanised street frontage. There is no provision in the New Forest National Park Core Strategy for development of this type, and it has not been demonstrated that the new access would be essential to enable the continuation of an existing agricultural activity. The proposal would set an undesirable precedent for similar proposals thereby leading to further erosion of the visual amenities of the area. The proposed development would therefore be contrary to policies DP1 and CP8 of the New Forest National Park Core Strategy.</p>

Voting	8:2
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REPORT ITEM 5	
Application No.	15/00939/FULL
Details	Home Farm Bungalow, Bramshaw, Lyndhurst, SO43 7JH – Alterations and extensions to form new first floor
Public Participants	Jerry Davies (For)
Declarations of Interest	Oliver Crosthwaite-Eyre (family members application)
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 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, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 No development shall take place until typical joinery details, including window/doors, eaves, verge, bargeboards have been 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 protect the character and appearance of the Conservation Area 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 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</p>

	<p>the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 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: To ensure the dwelling remains of a size which is appropriate to its location within the countryside, and in the interests of the character of the Conservation Area, and to comply with Policies CP7, DP6 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>6 All materials and machinery to be used in the carrying out of the development hereby approved shall be stored within the red line application site, in accordance with the measures set out in the submitted Construction Management Statement prepared by Gerald Steer Chartered Architect unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	Unanimous

REPORT ITEM 6	
Application No.	15/00944/FULL
Details	Forest View, Forest Road, Nomansland, Salisbury, SP5 2BN – Attached garage; replacement porch; render; creation of patio
Public Participants	Mrs Dowse (Applicant)
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 in accordance with drawing</p>

	<p>numbers ID/01/15/005, ID/01/15/006, ID/01/15/003 REV A, ID/01/15/004 REV A, ID/01/15/001 REV A and ID/01/15/002. 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, the garage hereby permitted, shall not be converted into habitable living accommodation and no internal access shall be provided into the main dwelling unless express planning permission has been granted.</p> <p>Reason: To ensure the habitable floorspace of the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	6:5

69 Planning Appeal Decisions (Paper NFNPA/PDDC 199/16)

69.1 The appeal decision reports were noted by Members.

70 Items of urgent business

70.1 There were no items of urgent business on this occasion.

71 Date of next meeting

71.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 15 March 2016 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:25

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Chairman

Date