

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 19 JANUARY 2016 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Pat Wyeth (Chairman)
Leo Randall (Deputy Chairman)
Sally Arnold
Gordon Bailey
George Bisson
Oliver Crosthwaite-Eyre
David Harrison
Penny Jackman
Harry Oram
Barry Rickman
John Sanger

Officers:

Steve Avery	Executive Director Strategy and Planning
Paul Hocking	Enforcement and Trees Manager
Sarah Applegate	Senior Policy Officer
Clare Ings	Senior Planning Officer
Liz Young	Planning Officer
Katie McIntyre	Planning Officer
Vicki Gibbon	Member Services Administrator
Frances Connolly	Executive Assistant

53 Apologies for Absence

53.1 Apologies for absence were received from Richard Frampton and Judith Webb.

54 Declarations of Interest

54.1 Oliver Crosthwaite-Eyre declared an interest in minute item 57 report items 1 and 7 as a Member of the New Forest Association.

Barry Rickman declared an interest in minute item 57 report item 8 as a Member of Sway Parish Council.

Leo Randall declared an interest in minute item 57 report items 1 and 7 as a Member of the New Forest Association.

John Sanger declared a personal non prejudicial interest in minute item 57 report item 2 as he was known to the applicant.

Harry Oram declared an interest in minute item 57 report item 1 as a Member of Brockenhurst Parish Council.

55 Minutes

55.1 **RESOLVED:** That the minutes of the meeting held on 15 December 2015 be approved as a true record.

56 Chairman’s Announcements

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

57 Planning Applications for Committee decision (Paper NFNPA/PDCC194/15)

57.1 Members gave detailed consideration to the individual planning applications contained within the report. Members adjourned for coffee at 11:15 and reconvened at 11:25.

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.	15/00735/FULL
Details	Timbertop, Forest park Road, Brockenhurst, SO42 7SW – 2No. new dwellings with garages; demolition of existing dwelling
Public Participants	Jane Keningley (For) Rosie Thomas (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (NFDC)
Declarations of Interest	Oliver Crosthwaite-Eyre Harry Oram Leo Randall
Decision	Subject to the prior completion of a legal agreement to secure developer contributions towards affordable housing, SPA mitigation, open space and transport, the Executive Director of Strategy & Planning be authorised to grant planning permission 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</p>

	<p>accordance with Policy 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 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 buildings 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 The outbuildings 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 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, C or D 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 Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>6 The first floor window on the north elevation of Plot 1 shall at all times be obscurely glazed and fixed shut</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</p>
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	<p>Policies (DPD) (December 2010).</p> <p>7 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>8 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>9 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>10 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>11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order</p>
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2015 or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved plan shall be formed to the site. No cattle grids shall be constructed at the site unless express permission has been granted. No additional hardstanding shall be laid at the site other than as shown on the approved plans.

Reason: In the interests of the character of the area and to ensure no harm to protected trees in accordance with Policies CP2, CP8 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

12 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 (by Barrell Tree Consultancy, 14434).

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).

13 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 :

- (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.

No development shall take place unless these details have been approved and then only in accordance with those details.

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).

14 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.

Any trees or plants which within a period of 5 years from the

	<p>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>15 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>16 Development shall only be carried in accordance with drawings:</p> <p>14434-BT3, 01, 01 Rev E, 05 Rev E, 06 Rev D, 07 Rev D, 103 Rev D, 105 REV D, 106 Rev C, 2003/1C.</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	10:1

REPORT ITEM 2	
Application No.	15/00752/FULL
Details	Woodgreen Methodist Church, High Street, Woodgreen, Fordingbridge SP6 2AU – Change of use to unit of holiday accommodation; replace existing single-storey additions; new sewage treatment plant
Public Participants	Jerry Davies (For) Cllr Ed Hollinghurst (Woodgreen Parish Council)
Declarations of Interest	John Sanger
Decision	Planning consent <u>refused</u>

Reasons	<p>1 Insufficient information has been submitted with the application to adequately demonstrate that the building is incapable of another beneficial community or business use. The proposed use of the building as a holiday let would therefore result in the introduction of a new residential use for which no satisfactory justification has been provided. The development would be located outside any of the defined New Forest villages in New Forest National Park, adjacent to the open forest. Due to the restricted size of the application site, it is further considered that the level of activity generated by the development would have an unacceptable impact upon the character of the countryside to the detriment of its special qualities and local distinctiveness. The proposal would therefore be contrary to policies DP1, CP10, CP12, CP16 and DP19 of the New Forest National Park Authority Core Strategy and Development Management Policies (DPD) (December 2010) and the National Planning Policy Framework.</p> <p>2 The proposal would lie within 400 metres of a Special Protection Area (SPA) and no information has been submitted to demonstrate that adequate measures would be put in place to avoid or mitigate any potential adverse impacts on the ecological integrity of the SPA. Therefore there would be insufficient information to assess the potential impact upon the SPA and the proposal would therefore be contrary to the requirements of Policy CP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), the Development Standards SPD and the National Planning Policy Framework.</p>
Voting	9:0, 2 abstentions

REPORT ITEM 3	
Application No.	15/00819/FULL
Details	White Lodge, Sway Road, Brockenhurst, SO42 7SG – Replacement dwelling and garage
Decision	Application <u>WITHDRAWN</u>

REPORT ITEM 4	
Application No.	15/00833/FULL
Details	Croadene, Southampton Road, Godshill, Fordingbridge, SP6 2LE – Single storey extension; demolition of conservatory
Decision	Planning consent <u>refused</u>
Reasons	1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being

	made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account previous enlargements, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.
Voting	Unanimous

REPORT ITEM 5	
Application No.	15/00838/FULL
Details	Sandpipers, Normandy lane, Lymington, SO41 8AE – Addition of dormer windows to garage
Public Participants	David Hawkins (For)
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed roof alterations would, in terms of their cumulative impact, result in a building which by virtue of its scale and domestic character would fail to be appropriate or incidental to the main house. The proposal would result in a harmful and urbanising visual impact upon the character of the area and would therefore be contrary to Policies DP1, DP6 and CP8 of the New Forest National Park Core Strategy and Pages 35 to 36 of the Design Guide Supplementary Planning Document.
Voting	10:1

REPORT ITEM 6	
Application No.	15/00842/FULL
Details	Greenacre, Woodenhouse Lane, Pilley, Lymington SO41 5QU – Single storey rear extension; replacement front porch; replacement garage; raise chimneys; render
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. 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. 2 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and

	<p>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 development shall take place until typical joinery details including windows, 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 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 The garage 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 7	
Application No.	15/00848/FULL
Details	Dilton Cottage, Dilton, Boldre, Lymington, SO41 8PH – Single storey extension
Declarations of Interest	Oliver Crosthwaite-Eyre Leo Randall
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 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, C or D of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.</p> <p>Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 The external facing roof tiles and brickwork 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>
Voting	Unanimous

REPORT ITEM 8	
Application No.	15/00854/FULL
Details	Gablemead, Manchester Road, Sway SO41 6AS – Replacement Annex for Ancillary use, and 12 roof mounted solar panels
Public Participants	Paul Blackmore (Against) Cllr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman
Comments	Members were minded not to support Officers recommendation and resolved to refuse the application on the grounds that it would be an overdevelopment of the site and due to the sensitivity of the location.
Decision	Planning consent <u>refused</u>
Reasons	The proposed development, by virtue of its overly domestic design and introduction of habitable accommodation, would result in a self-contained additional residential unit resulting in a cramped layout and overdevelopment of the site to the detriment of neighbouring amenities which would be contrary to policies DP1, DP12 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	Unanimous

REPORT ITEM 9	
Application No.	15/00876/FULL
Details	Woodpeckers, Black Lane, Lover, Salisbury SP5 2PH – Single storey extensions; feature gable frameworks; render; replacement cladding; external alterations
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>
Voting	9:2

REPORT ITEM 10	
Application No.	15/00881/FULL
Details	Barnfield Lodge, South Weirs, Brockenhurst SO42 7UQ – Extensions to existing outbuildings to create additional car garages; Partial demolition of existing outbuildings
Decision	Application <u>WITHDRAWN</u>

58 New Forest National Park Authority Annual Monitoring Report (Paper NFNPA/PDCC 195/16)

58.1 Sarah Applegate introduced her report advising Members that the Authority is required to produce a Monitoring report each year which contained detail of the timetable and progress of documents set out in the Authority’s Local Development Scheme, the number of completed dwellings and affordable dwelling, and the Authority’s co-operation with local planning authorities or relevant bodies during the monitoring period.

Members noted the report.

59 Direct Action Report (Paper NFNPA/PDCC 196/16)

59.1 Paul Hocking introduced his report highlighting that the report concerned a breach of planning control on a small parcel of land on the outskirts of Bransgore. The land was

purchased by a Mr Brooks in June 2015 and shortly thereafter a touring caravan was stationed which also included the storage of other items as well as makeshift fencing, which is in breach of planning controls.

The report was to update Members on the current situation and to approve direct action be taken to secure compliance with an Enforcement Notice which was subsequently served in August 2015.

- 59.2 Mr Hocking advised Members that the caravan on the site had now been removed. Members were asked to approve the recommendations contained in the report subject to the amendments as detailed.

Resolved, that Members,

1. authorise that direct action be taken within the next 28 days (or thereafter if the Enforcement Notice is further contravened) to secure compliance with the Enforcement Notice served on 13 August 2015 to include disposal of all the items collected from the land affected.
2. authorise that the Authority’s Solicitor place a charge on the land affected to aid recovery of costs arising from the legal and direct action taken because direct action still needed to be taken to clear the site and avoid future breaches.

Voting: unanimous

60 Planning Appeal Decisions (Paper NFNPA/PDDC 197/16)

- 61.1 Mr Avery advised Members that the Planning Inspectorate had recently allowed the appeal for Dene Lodge (as detailed in the report) although this was contrary to the Authority’s policy. It was agreed that a letter would be written to explain the Authority’s concern in this matter

The appeal decision reports were noted by Members.

62 Items of urgent business

- 62.1 There were no items of urgent business on this occasion.

63 Date of next meeting

- 63.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 16 February 2016 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 12:30

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Chairman

Date