

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 17 JANUARY 2017 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
Penny Jackman
Andy Moore
Harry Oram
Leo Randall (Deputy Chairman)
Barry Rickman
John Sanger

Officers:

Steve Avery	Executive Director Strategy & Planning
David Illsley	Policy Manager
Sarah Applegate	Senior Policy Officer
Clare Ings	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Frances Connolly	Executive Assistant

50 Apologies for Absence

50.1 Apologies for absence were received from Ken Thornber and Russell Wynn.

51 Declarations of Interest

51.1 Barry Rickman declared a pecuniary interest in minute item 54 report item 1, as he carries out work for a third party involved, he therefore left the Council Chamber during the debate and vote on this item. Barry Rickman also declared an interest in minute item 54 report items 2 and 3 as a member of Sway Parish Council.

John Sanger declared an interest in minute item 54 report item 4 as he is known to the family.

Richard Frampton declared an interest in minute item 54 report item 1 as a member of Bransgore Parish Council.

52 Minutes

52.1 **RESOLVED:** That the minutes of the meeting held on 20 December 2016 be approved as a true record.

53 Chairman's Announcements

53.1 There were no Chairman's announcements on this occasion.

54 Planning Applications for Committee decision (*Paper NFNPA/PDCC 224/17*)

54.1 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.	16/00846/FULL
Details	Land of Roeshot (rear of Cat and Fiddle) Hampshire – Change of use of land to use as informal open air recreation space including (but not limited to) use as suitable alternative greenspace (SANG); creation of pond; boardwalk; drainage; fencing; gates; information board; benches
Public Participants	Lisa Jackson (For)
Declarations of Interest	Barry Rickman (left the Council Chamber during debate and vote) Richard Frampton
Comments	Following discussion, a proposal was made that the Executive Director of Strategy and Planning be authorised to grant planning permission subject to relevant information requested by Officers being furnished by the applicant and all planning requirements complied with within a six week timescale. Should this not be forthcoming the application would be referred back to the Planning Development Control Committee for refusal. Members then resolved to approve the above proposal.
Decision	1. That the Executive Director of Strategy and Planning be authorised to grant planning permission subject to all relevant information requested by officers being furnished by the applicant within a period of six weeks from the date of this meeting. 2. That if the above is not complied with, the application be referred back to the Committee for refusal.
Voting	6:5

REPORT ITEM 2	
Application No.	16/00909/VAR
Details	The Old School House, Church Lane, Sway, Lymington SO41 6AD – Application to vary condition 10 of planning permission 15/00987 to allow a minor material amendment to planning permission reference 15/00376

Public Participants	Jerry Davies (For) Cllr Hugh Marchant (Sway Parish Council)
Declarations of Interest	Barry Rickman
Comments	Members agreed to grant the application subject to an amendment to condition 2 which would require the applicant to change the rooflights to conservation rooflights within a 3 month period.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 Development shall only be carried out in accordance with Drwgs: 8562/200 REV B, 8562/601, 8562/202 REV D, 8562/500, 8562/501, 8562/502, 8562/503 and 8562/206 REV D. 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 Within three months of the date of this decision notice, the existing roof lights shall be substituted with a 'Conservation' type which 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>3 Landscaping of the site shall be laid out in accordance with Drwg No: 8562/207, approved by letter dated 21 April 2015.</p> <p>Development shall only take place 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>4 The development hereby permitted shall not be occupied until the arrangements for parking both cars and cycles, shall have been made within the site in accordance with the approved plans and shall be retained thereafter.</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>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: 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 DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>6 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 (ref The Wood Burning Centre_28032015). 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>7 Development shall only take place in accordance with the details of the means of disposal of surface water from the site as set out on Drwg No 8562/300 REV F and the Surface Water Strategy Report and approved on 21 July 2016 by the New Forest National Park Authority.</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>8 Prior to the commencement of development details of the future maintenance of the drainage system approved under condition 7 above shall be submitted to the National Park Authority. The maintenance arrangements and full details of the responsible parties must be confirmed to the National Park Authority by the applicant prior to occupation of the penultimate building.</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>
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	<p>9 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges as identified on Drwg No 8562/207 as approved on 21 April 2015 have been implemented.</p> <p>The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>10 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.</p> <p>Reason: To ensure the accommodation provided on the site remains of a size 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	10:1, 1 abstention

REPORT ITEM 3	
Application No.	16/00910/FULL
Details	The Old School House, Church lane, Sway Lymington SO41 6AD – Retention of single storey rear extension
Public Participants	Jerry Davies (For) Cllr Hugh Marchant (Sway Parish Council)
Declarations of Interest	Barry Rickman
Comments	Members were minded not to support the Officer's recommendation and resolved to refuse the application as it was overdevelopment and would result in a cramped layout of the site
Decision	Planning consent <u>refused</u>
Reasons	The proposed additional extension, by virtue of its scale and depth, would adversely harm the balance between built form and open space, representing a loss of valuable amenity space to Unit 1, resulting in a cramped layout and overdevelopment of the site which would harm the wider amenities of the area. The development would therefore be contrary to policies CP7, DP1 and DP6 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	8:3, 1 abstention

REPORT ITEM 4	
Application No.	16/00927/FULL
Details	Highfield, Blissford Road, Blissford, Fordingbridge SP6 2JH – Single storey extension to mobile home
Public Participants	Jenny Birch (For)
Declarations of Interest	John Sanger
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: Location Plan 001, Block Plan 002, 1, 2, 3, 4, 5, 6 and 7. 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

55 New Forest National Park Authority Annual Monitoring Report (*Paper NFNPA/PDCC 225/17*)

55.1 Sarah Applegate introduced her report reminding Members that the Authority was required to produce a Monitoring report each year, which contained details of the numbers of completed and affordable dwellings, the timetable and progress of documents set out in the Authority's Local Development Scheme and the Authority's co-operation with other local planning authorities.

55.2 Following brief discussion, Members noted the report.

56 Planning Appeal Decisions (*Paper NFNPA/PDDC 226/16*)

56.1 Members noted the appeal decisions.

57 Items of urgent business

57.1 There were no items of urgent business on this occasion

58 Date of next meeting

- 58.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 21 February 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11.20 am.

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Chairman

Date