

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 19 JULY 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  
Richard Frampton  
Andy Moore  
Harry Oram  
Barry Rickman

*Officers:*

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Deputy Monitoring Officer
Clare Ings	Senior Planning Officer
Ann Braid	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Corporate Services Administration Assistant

**1 Apologies for Absence**

1.1 Apologies for absence were received from Oliver Crosthwaite-Eyre, Penny Jackman, John Sanger, Ken Thornber and Russell Wynn.

**2 Declarations of Interest**

2.1 Richard Frampton declared prejudicial non-pecuniary interest in minute item 5 report item 5 as he was known to the applicant; he accordingly left the Council Chamber during the debate and vote on this item.

**3 Minutes**

3.1 **RESOLVED:** That the minutes of the meeting held on 21 June 2016 be approved as a true record.

**4 Chairman's Announcements**

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

**5 Planning Applications for Committee decision (Paper NFNPA/PDCC 211/16)**

5.1 Members gave detailed consideration to the individual planning applications contained within the report.

**RESOLVED:** That the planning applications listed below be determined as shown in respect of each application and, in accordance with the Authority’s policies and procedures, formal notice of the decisions to be sent to the applicants forthwith.

<b>REPORT ITEM 1</b>	
<b>Application No.</b>	<b>15/00260/FULL</b>
<b>Details</b>	Stocks Cross House, Furzley Common Road, Bramshaw, Hampshire SO43 7JH
<b>Public Participants</b>	Robin Henderson (Agent) Cllr Sue Bennison (Bramshaw Parish Council)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions.
<b>Conditions</b>	<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 The external facing materials to be used in the development shall match those used on the main house 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 The buildings 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no outbuilding otherwise approved by Class E 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 and appearance which is appropriate to its location within the countryside and to comply with Policies DP1, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 The roof space of the garage building hereby approved shall not be converted to form an upper floor and no windows or roof lights shall be inserted into the roof space.</p> <p>Reason: in the interests of the amenity of the occupiers of the adjoining neighbouring property in accordance with Policy DP1 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 and as shown on the Construction Management Plan dated April 2016, 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> <p>7 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 revised arboricultural report ref: TR/20/05/16.01 written by KJF Consultancy Ltd dated 20 May 2016.</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>8 Development shall only be carried in accordance with Drawing nos: 248(--)-P11, 248(--)-P12, 248(--)-P13, 248(--)-P014 REV B. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>16/00281/FULL</b>
<b>Details</b>	Land of Roeshot (rear of Cat and Fiddle p.y.o) Hampshire BH23 7DN – Change of Use of land to use as informal open air recreation space including (but not limited to) use as suitable alternative greenspace (SANG)
<b>Decision</b>	<b>APPLICATION WITHDRAWN</b>

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>16/00367/FULL</b>
<b>Details</b>	Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst SO43 7HE – Office building; timber clad store
<b>Public Participants</b>	Jerry Davies (Agent) Ivan Strubbe (Applicant) Cllr Sue Bennison (Bramshaw Parish Council)
<b>Comments</b>	Members were supportive of the applicant’s business needs, but felt that the application could do more to preserve and enhance the character of the conservation area. Members therefore resolved to defer the application for Officers to engage in further consultation with the applicant.
<b>Decision</b>	Application <b><u>Deferred</u></b>
<b>Reasons</b>	In view of the size, scale and design of the proposed building and separate storage container and the probable impact on the conservation area, it was felt that further consultation between Planning Officers and the applicant would facilitate the submission of a more acceptable proposal.
<b>Voting</b>	6:3

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>16/00368/FULL</b>
<b>Details</b>	Oak House (formally Little Green Plot 2), South Lane, Nomansland, Salisbury SP5 2BZ – Completion of new dwelling and access (Revised design to planning permission 12/97727)
<b>Public Participants</b>	Steve Brett (Agent) Stephen Lawrence (Against) Cllr Steve Wood (Redlynch Parish Council)
<b>Decision</b>	Planning consent <b><u>granted</u></b> subject to conditions.
<b>Conditions</b>	1 The external facing materials to be used in the development shall be as set out below unless otherwise agreed in writing by the National Park Authority:  Bricks - Terca Kasandra Roof/tile hanging - Vichy Antique Windows - Oak effect foil uPVC

	<p>Prior to its use, samples of the timber boarding shall be submitted to and approved in writing by the National Park Authority, and shall then be used in accordance with those details once 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>2 Unless otherwise agreed in writing with the National Park Authority, the landscaping of the site shall only be in accordance with the details submitted on Drg No 10 Rev A.</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>3 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>4 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 Policies DP1 and DP10 of the New Forest National Park Core Strategy and Development</p>
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	<p>Management Policies (DPD) (December 2010).</p> <p>5 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 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> <p>6 The paddock hatched green attached to this decision notice shall be retained as a paddock and not incorporated into the garden area of the dwelling hereby permitted.</p> <p>Reason: To ensure that the development takes place in inappropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
<b>Voting</b>	5:3, 1 abstention

<b>REPORT ITEM 5</b>	
<b>Application No.</b>	<b>16/00369/FULL</b>
<b>Details</b>	Land Adjacent to Oakmead, Bashley Cross Road, New Milton BH25 5SY – Agricultural Barn
<b>Declarations of Interest</b>	Richard Frampton declared a prejudicial non-pecuniary interest in this item and accordingly left the meeting during the debate and vote.
<b>Public Participants</b>	Simon Smith (Applicant)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions.
<b>Conditions</b>	<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 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 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>

	<p>3 The agricultural barn hereby permitted shall only be used only for the storage of agricultural vehicles, equipment, machinery and hay, as specified on the approved plan and not to accommodate livestock or for any non -agricultural use. Should this use cease the building shall be removed from the site, and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority beforehand, within 6 months of the cessation of that use.</p> <p>Reason: In order to preserve the character and appearance of the area in accordance with the requirements of Policies DP20 and CP8 of the New Forest National Park Core Strategy.</p> <p>4 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 Development shall only be carried out in accordance with drawings: No.1, No. 2, No.3, RJ15-07-27Rev1/GP01 (No.5), GH1556a (No. 6), GH1556b (No.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 CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p>
<b>Voting</b>	6:2

**6 Planning Appeal Decisions (Paper NFNPA/PDDC 212/16)**

6.1 Steve Avery presented the report, which was then noted by Members.

**7 Limiting extensions to small dwellings and other dwellings outside the defined villages (Policy DP11) proposed amendment to the standard 3 year time limit condition (Paper NFNPA/PDCC 213/16)**

7.1 Steve Avery drew Members’ attention to a planning ‘loophole’ that had recently been used by some agents and applicants. Mr Avery explained that having obtained planning permission to extend a property up to the maximum 30% floorspace limit, applicants then exercised permitted development rights to extend the property further before implementing the earlier consented planning permission, resulting in a much larger development in excess of the 30% limit.

7.2 Mr Avery asked Members to approve a change of wording to the three year planning condition, in order to resolve this issue. Members unanimously resolved to approve the amendments.

**RESOLVED:** That

1. the use of an amended three year planning condition be approved in such cases where an extension in excess of the tolerances permitted by Policy DP11 could clearly be achieved, to read as follows:

*“The development hereby permitted shall be begun before:*

*the expiration of three years from the date of this permission; or  
the carrying out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Act subsequently revoking or re-enacting that Order;*

*whichever is the sooner.*

2. The condition should be used forthwith in the determination of all planning applications received following this committee meeting (i.e. on and after 20 July 2016)

*Voting: unanimous*

**8 Items of urgent business**

8.1 There were no items of urgent business on this occasion

**9 Date of next meeting**

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

The meeting ended at 11.00 am.

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Chairman

Date .....