

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 21 MARCH 2017 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Pat Wyeth (Chairman)
Leo Randall (Deputy Chairman)
Gordon Bailey
George Bisson
Oliver Crosthwaite-Eyre
Richard Frampton
Penny Jackman
Harry Oram
John Sanger

Officers:

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

67 Apologies for Absence

67.1 Apologies for absence were received from Andy Moore, Barry Rickman and Russell Wynn.

68 Declarations of Interest

68.1 Pat Wyeth declared an interest in minute item 71, report item 8 as a Member of Lyndhurst Parish Council.

George Bisson declared an interest in minute item 71, report item 8 as a Member of Lyndhurst Parish Council.

Leo Randal declared an interest in minute item 71, report item 4 as a Member of the New Forest Association.

Harry Oram declared an interest in minute item 71, report item 6 as a Member of Brockenhurst Parish Council.

Oliver Crosthwaite-Eyre declared an interest in minute item 71, report item 4 as a Member of the New Forest Association. He also declared a personal interest in report item 7.

69 Minutes

69.1 **RESOLVED:** That the minutes of the meeting held on 21 February 2017 be approved as a true record.

70 Chairman’s Announcements

70.1 The Chairman expressed her sorrow at the recent passing of Sally Arnold. Sally had been an admirable Member of the Planning Committee and was very involved in all aspects of the National Park Authority’s work. The Chairman asked the Committee to join her in a minute of silence to remember Sally.

71 Planning Applications for Committee Decision (Paper NFNPA/PDCC 229/17)

71.1 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.	16/01037/FULL
Details	Courtesy Filling Station, Romsey Road, Cadnam, Southampton – Single storey rear extension; waste storage compound with 1.8m high fence; cladding; associated landscaping and additional parking
Public Participants	Mr Nash (Against)
Comments	It was agreed that an extra condition would be added to restrict delivery times to 7am-9pm weekdays and 8am-6pm Sundays and Bank Holidays.
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 nos: 05, 6B, 7C, 8, 09 and A505/9404/1. 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 The external facing materials to be used in the development</p>

	<p>shall match those used on the existing building where stated, unless otherwise agreed in writing by the New Forest National Park Authority. Where new materials are to be used, samples or exact details of those facing and roofing materials shall be submitted to and approved 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>4 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>5 The development must incorporate a hydrocarbon resistant gas impermeable membrane to be installed beneath the new building constructed at the site. The National Park Authority should be given two week written notification of commencement of the remediation scheme works. Following completion of the installation of the hydrocarbon resistant gas impermeable membrane, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the National Park Authority.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies CP6, DP1 and DP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>6 No activity shall take place on the site in connection with the approved use other than between the hours of 5.00am and 11.00pm Monday to Saturdays and between the hours of 6.00am and 11.00pm Sunday and Bank holidays.</p> <p>Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
--	--

	<p>7 No deliveries to the retail store as extended shall take place other than between the hours of 07:00 and 21:00 Monday to Fridays, and between the hours of 08:00 and 18:00 Sundays and recognised public holidays.</p> <p>Reason: To safeguard the amenities of nearby residential 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

REPORT ITEM 2	
Application No.	16/01041/FULL
Details	Meadowbank Farm, Ringwood Road, Woodlands, Southampton SO40 7GX – Replacement facilities building; new studio building; demolition of 3No. outbuildings
Public Participants	Catherine Hood (For)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The proposed development would introduce a new business activity into the New Forest outside the defined villages which would neither support the well-being of the local community, nor maintain the land-based economy or cultural heritage of the National Park. It fails to demonstrate how the development would be small scale and could be achieved without having an adverse impact on the overall physical appearance and prominence of the site. This would be compounded by the significant intensification and level of activity generated by the use which would also have an unacceptable impact upon the character and appearance of the countryside to the detriment of the Park's special qualities. In addition, it would also introduce additional activity into a tranquil area of limited residential development, which would be detrimental to the character and amenities of the adjacent residential development through increased noise and disturbance. The proposal would therefore be contrary to policies CP14, DP1 and DP17 of the New Forest National Park Authority Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	Unanimous

REPORT ITEM 3	
Application No.	16/01042/FULL
Details	Meadowbank Farm, Ringwood Road, Woodlands, Southampton SO40 7GX – New storage barn; demolition of 2 No. outbuildings
Public Participants	Tim Hood (For)

Decision	Planning consent <u>refused</u>
Reasons	<p>1 The proposed barn, by virtue of its scale, height, external appearance, siting and use, would introduce an inappropriate building into the landscape, which would adversely harm the rural character of the area. It would be disproportionate in scale with the associated landholding, which no justification for its size, and therefore would be contrary to policies DP1 and DP20 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010). The use of the proposed barn for private cars, on land outside the residential curtilage, would result in the proposal also being contrary to policy DP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p>
Voting	Unanimous

REPORT ITEM 4	
Application No.	16/01077/FULL
Details	Land Adjacent to Wootton Old Farm, Brownhill Road, Wootton, New Milton BH25 5TT – Stables and hay barn
Public Participants	Karen Downie (For) Paul Morgan (For) Cllr John Korbey (Brockenhurst Parish Council, Cllr Korbey also read out a statement from Linda Nicholson who was against the application.)
Declarations of Interest	Leo Randall 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 Development shall only be carried out in accordance with</p> <p>Drawing nos: 01, 02, 03-1, 03-2, 04, 07.</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 external lighting shall be installed on the site.</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>4 The buildings the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.</p> <p>Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 No mobile field shelter, structure or building other than that shown on the approved plans shall be erected or situated on the land edged RED on the approved plans without express planning permission having first been granted.</p> <p>Reason: To ensure the development would not lead to a more intensive use of the land and to limit the proliferation of any new structures in the landscape in accordance with Policies DP21 and DP22 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that order, no hard standing shall be formed at 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 ensure an acceptable appearance in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	6:1, 2 abstentions

REPORT ITEM 5	
Application No.	17/00007/FULL
Details	12a Dene Way, Ashurst, Southampton SO40 7BX – Roof alterations to facilitate additional habitable accommodation; new rear gable
Public Participants	Alan MacLean (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: 01-001A, 01-002A, 01-003G, 01-004G, 01-005C, 01-006D.</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 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 or C 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 'small dwelling' size which is appropriate to its location within the National Park and to ensure no additional overlooking of neighbours, to comply with Policies DP1 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	Unanimous

REPORT ITEM 6	
Application No.	17/00008/FULL
Details	Ober Lodge, Rhinefield Road, Brockenhurst SO42 7QE – Single storey extension; 2no rooflights
Public Participants	Natalie Skeete (For) Cllr John Korbey (Brockenhurst Parish Council)
Declarations of Interest	Harry Oram
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 Drwgs: 1612 PP-001, 1612 PP-002, 1612 PP-003, 1612 PP-004, 1612 PP-005, 1612 PP-006, 1612 PP-007, 1612 PP-008, 1612 PP-009, 1612 PP-010, 1612 PP-0011, 1612 PP-012, 1612 PP-015 and 1612 PP-016. 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 development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees on the site to be identified by agreement with the Local Planning Authority beforehand, have been submitted to and approved in writing by the Local Planning Authority. These details shall include:</p> <ul style="list-style-type: none"> a) the location of the site compound and mixing areas b) the location and specification of ground protection and Tree Protection Fencing in accordance with BS5837:2012 <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>
Voting	Unanimous

REPORT ITEM 7	
Application No.	17/00021/FULL
Details	Marico House, Brook Hill, Bramshaw SO43 7JB – Continued use of land as B1 office; single storey extension to existing office building
Public Participants	Jerry Davies (For) Ed Rogers (For) Cllr Sue Bennison (Bramshaw Parish Council)
Declarations of Interest	Oliver Crosthwaite-Eyre
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed development, by virtue of its scale, siting and massing, would have a detrimental visual impact in the wider landscape and on the character and appearance of the conservation area. Of necessity, the extension, and therefore the use of the land, would encroach into the undeveloped paddock to the rear outside the existing curtilage, and this would further exacerbate the impact of the built form into the surrounding countryside. The development would therefore be contrary to policies DP1, DP17 and CP14 of the New Forest National Park Core Strategy and development Management Policies DPD (2010).
Voting	5:2, 2 abstentions

REPORT ITEM 8	
Application No.	17/00023/FULL
Details	Holly Hatch, Emery Down, Lyndhurst SO43 7EA – Roof alterations to create additional first floor habitable accommodation; dormer with Juliette balcony; 2no rear rooflights; demolition of existing conservatory
Public Participants	Ben Ryves (For)
Declarations of Interest	George Bisson Pat Wyeth
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</p>

	<p>accordance with Policy 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) 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, 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 Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>4 Prior to the commencement of development, the demolition of those parts of the dwelling shown on the approved plans to be demolished, specifically the conservatory, shall carried out.</p> <p>Reason; To ensure 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> <p>5 Development shall only be carried out in accordance with Drawing numbers: C1136-01 REV C, C1136-02 REV B, C1136-03 REV G, C1136-04 REV E and C1136-05. 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> <p>Informative(s):</p> <p>1 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 confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.</p>
Voting	8:1

REPORT ITEM 9	
Application No.	17/00030/FULL
Details	Forest View, New Road, Portmore, Lymington SO41 5RZ – First floor extension, single storey extensions, roof alterations
Public Participants	Simon Williams (For) Mark Pellow (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 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 windows/doors shall be installed until typical joinery details 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 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, 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 Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	8:1

REPORT ITEM 10	
Application No.	17/00036/FULL
Details	Lloyds TSB, Sway Road, Brockenhurst SO42 7ZH – Change of use to dental practice (Use Class D1); 2 No. flats (C3); Internal alterations
Public Participants	Jane Keningley (For) Cllr John Korbey (Brockenhurst 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 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 and the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any re-enactment of these Orders) the use of the ground floor of the building shall be restricted to a dental clinic and no other use within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and no change of use shall take place without express planning permission having first been obtained</p> <p>Reason; An unrestricted use would be likely to have an adverse impact on the amenities of neighbouring occupiers and users of the highway, contrary to Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 Prior to the commencement of development, a fence of the type specified in the agent's letter of 14 February shall be installed at first floor level on the south elevation in the location shown on the approved plan, unless otherwise agreed in writing with the National Park Authority. The approved fence shall be retained thereafter.</p> <p>Reason: To ensure neighbouring amenity is protected, 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 not be first occupied until:</p> <p>(a) details of the treatment of the south west boundary of the site with 1 Sway Road have been approved in writing by the New Forest National Park Authority, and</p> <p>(b) the means of enclosure have been implemented in</p>

	<p>accordance with the details thus approved.</p> <p>Reason: To ensure that the development takes place in an appropriate way in accordance with Policies CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 Prior to the commencement of development, ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and 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>6 The development hereby permitted shall not be occupied until the arrangements for car parking and turning within its curtilage, in accordance with the approved plans 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 Policy 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>7 The development hereby permitted shall not be occupied until plans and particulars showing details of the provision of cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.</p> <p>Reason: To ensure adequate cycle parking provision is made in the interest of highway safety and to comply with Policy 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>8 Development shall only be carried out in accordance with drawings: 01B, 02A, 03F, 04B and 05A. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p>
--	--

	Reason: To ensure an acceptable development in accordance with policies CP7, CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.
Voting	Unanimous

72 Planning Appeal Decisions (Paper NFNPA/PDDC 230/17)

72.1 Members noted the appeal decisions.

73 Items of urgent business

73.1 There were no items of urgent business on this occasion

74 Date of next meeting

74.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 18 April 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 12.20pm.

..... Date

Chairman