

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 16 MAY 2017 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Pat Wyeth (Chairman)
Gordon Bailey
George Bisson
Oliver Crosthwaite-Eyre
Richard Frampton
Penny Jackman
Andy Moore
Harry Oram
Barry Rickman
John Sanger
Ken Thornber

Officers:

Steve Avery	Executive Director Strategy & Planning
Julia Mutlow	Monitoring Officer
Deborah Slade	Senior Planning Officer
Clare Ings	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

84 Apologies for Absence

84.1 Apologies for absence were received from Leo Randall and Russell Wynn.

85 Declarations of Interest

85.1 Richard Frampton declared an interest in minute item 88 report item 6 as a Member of Bransgore Parish Council.

Harry Oram declared an interest in minute item 88 report item 3 as a Member of Brockenhurst Parish Council, he also declared a pecuniary interest in report item 7 and accordingly left the Council Chamber during debate and vote on this item.

86 Minutes

86.1 **RESOLVED:** That the minutes of the meeting held on 18 April 2017 be approved as a true record.

87 Chairman's Announcements

- 87.1 The Chairman informed Members that it was Deborah Slade's last Planning Committee meeting. The Chairman thanked Deborah for all her hard work and advice over the last 10 years and wished her all the best for the future.

88 Planning Applications for Committee decision (*Paper NFNPA/PDCC 234/17*)

- 88.1 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.	17/00017/FULL
Details	The Caravan, School Road, Nomansland, Salisbury SP5 2BY – Agricultural Building
Decision	Delegated to the Executive Director of Strategy and Planning to grant permission subject to no objection from Landford Parish Council.
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 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>3 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>4 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should the barn cease to be required for agricultural purposes, it should be demolished and all resulting materials removed from the site and the land restored to a condition to be first agreed by the National Park Authority.</p> <p>Reason: The building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP20 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 no's 001 and 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>
Voting	Unanimous

REPORT ITEM 2	
Application No.	17/00101/FULL
Details	Fryers, Norley Wood Road, Norley Wood, Lymington SO41 5RR – Replacement dwelling; repairs and alterations to outbuilding
Public Participants	Camilla Sellers (Applicant)
Comments	Members were minded not to support the Officer's recommendation and resolved to grant the application as they believed the existing building was not a heritage asset and that the new plans were sympathetic to the conservation area.
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>Drwgs: 1, 2, 5754/01, 2540/01, 2540/01(A), 2540/10, 2540/11, 2540/12.</p> <p>No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National</p>

	<p>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. 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>4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017 (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>5. 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 recommendations as set out in BS5837:2012.</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>6. The external facing materials and window joinery materials to be used in the development shall match those stated on the plans and application form, unless otherwise agreed in writing by the New Forest National Park Authority. Windows shall comprise balanced casements wherever shown as such on the approved plans.</p> <p>Reason: To ensure an acceptable appearance of the building in</p>
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	accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	Unanimous

REPORT ITEM 3	
Application No.	17/00129/VAR
Details	Salindine, Partridge Road, Brockenhurst SO42 7RZ – Application to remove Condition 4 of Planning permission 14/00965 to allow temporary use of existing outbuilding as a residential annexe
Public Participants	Jerry Davies (For) Mr Batten (For) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (New Forest District Council)
Declarations of Interest	Harry Oram
Comments	The Chairman used her casting vote and the application was refused.
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed outbuilding, by virtue of the introduction of habitable accommodation, would not be incidental to the use of the main dwelling and therefore would not be appropriate to the existing curtilage. It would result in a self-contained additional residential unit resulting in the inappropriate overdevelopment of the site to the detriment of the character of the locality and neighbouring amenity, 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	5:5, 1 abstention refused on Chairman's casting vote (6:5)

REPORT ITEM 4	
Application No.	17/00138/FULL
Details	Gardenia, Winsor Road, Winsor, Southampton SO40 2HR – Replacement dwelling
Public Participants	Richard Maidment (For) Tony Huggett (For)
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed development, by virtue of its scale, bulk and design, would not reflect the existing dwelling's modest and unassuming proportions and qualities sympathetically and would present an increased street frontage to Winsor Road which would have a more dominating impact to the detriment of the character and appearance of the street scene. The replacement dwelling would therefore be contrary to Policies DP1, DP10,

	DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	7:3, 1 abstention

REPORT ITEM 5	
Application No.	17/00184/FULL
Details	Two Oaks, Fletchwood Lane, Totton, Southampton SO40 7DZ – Kennel block
Public Participants	Alan MacLean (For)
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 no's: 9931-100B, 9931-101A, 9931-102B and 9931-104. 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 shall be as described on the application form, 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>4 The building the subject of this permission shall only be used for keeping dogs in the ownership of the applicant and for no other commercial, business or storage purposes whatsoever.</p> <p>Reason: The building is only justified on the basis that it is necessary for the existing activity at the site in accordance with Policy DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 On completion of the kennel block, the barn shown for</p>

	<p>demolition on Drwg No 9931-100 Rev B shall be completely removed from the site and the land restored to its former condition.</p> <p>Reason: To avoid the cumulative impact of additional buildings at the site in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	10:0, 1 abstention

REPORT ITEM 6	
Application No.	17/00200/FULL
Details	Amberley, School Road, Thorney Hill, Bransgore, Christchurch BH23 8DS – Single storey side and rear extension
Public Participants	Kevin Bradley (Against)
Comments	Following a proposal for refusal which was not supported by Members (voting 3:8) the application was granted as per the Officer's recommendation.
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 Development shall only be carried out in accordance with:</p> <p>Drawing no's: 350-16-1, 350-16-2, 350-16-8 Rev 1, 350-16-6, 350-16-7, 350-16-5, 350-16-3, 350-16-4, 350-16-9.</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</p>

	Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.
Voting	8:3

REPORT ITEM 7	
Application No.	17/00289/FULL
Details	54 New Forest Drive, Brockenhurst SO42 7QW
Public Participants	Gary Bradford (For) Emma Böckle (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (New Forest District Council)
Declarations of Interest	Harry Oram (<i>Left the Council Chamber during debate and vote on this item</i>)
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 house, 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 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> <p>4 Development shall only be carried out in accordance with Drawing no: 111.04 Rev A. 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</p>

	<p>Management Policies (DPD) December 2010.</p> <p>Informative(s):</p> <p>Please be advised that any new hard surfacing proposed in association with the new driveway should either be permeable or should include provision to drain surface water from the surface to elsewhere within the site. Otherwise planning permission would be required.</p>
Voting	9:1

89 Planning Appeal Decisions (*Paper NFNPA/PDDC 235/17*)

89.1 Members noted the appeal decisions.

90 Items of urgent business

90.1 There were no items of urgent business.

91 Date of next meeting

91.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 20 June 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11.35 am.

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Chairman

Date