

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 15 NOVEMBER 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
Richard Frampton
Penny Jackman
Barry Rickman
John Sanger
Russell Wynn

Officers:

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

34 Apologies for Absence

- 34.1 Apologies for absence were received from Andy Moore, Harry Oram and Ken Thornber.

35 Declarations of Interest

- 35.1 Declarations of interest were given at the beginning of the meeting for Minute item 38 report item 1 and were also given following the short recess prior to minute item 38 report items 2 to 6. This was due to the speakers for these items not being present in the council chamber at the beginning of the meeting.
- 35.2 Oliver Crosthwaite-Eyre declared an interest in minute item 38 report item 1 as a member of the New Forest Association.
- George Bisson declared an interest in minute item 38 report items 2 and 6 as a member of Lyndhurst Parish Council.
- Richard Frampton declared an interest in minute item 38 report item 4 as a member of Bransgore Parish Council.

Leo Randall declared an interest in minute item 38 report item 1 as a member of the New Forest Association.

Barry Rickman declared an interest in minute item 38 report item 3 as a member of Sway Parish council.

Pat Wyeth declared an interest in minute item 38 report items 2 and 6 as a member of Lyndhurst Parish Council.

Russell Wynn declared an interest in minute item 38 report item 1 as a member of the New Forest Association, the RSPB, and Hampshire and Isle of Wight Wildlife Trust.

36 Minutes

- 36.1 **RESOLVED:** That the minutes of the meeting held on 18 October 2016 be approved as a true record.

37 Chairman's Announcements

- 37.1 There were no Chairman's announcements on this occasion.

38 Planning Applications for Committee decision (*Paper NFNPA/PDCC 220/16*)

- 38.1 Members gave detailed consideration to the individual planning applications contained within the report. The committee adjourned briefly at 11.30 am in order for the council chamber to be vacated in preparation for the second half of the meeting which reconvened at 11.40 am.

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.	16/00571/FULL
Details	Part of the catchment area of the Latchmore Brook including Studley Wood, Islands Thorns Inclosure, Amberwood Inclosure, Alderhill Inclosure and Latchmore Bottom. Central Grid Reference Su 2121113830 – Wetland restoration comprising the restoration of meanders, bed level raising (including the main channel, tributaries and side drains), channel infill (including parts of the existing main channel, tributaries and side drains); removal of spoil banks, trees, scrub and vegetation; installation of debris dams; repair of knickpoints; installation of three culvert crossings and the construction and/or replacement of a total of three vehicle and 12 pedestrian fords on the line of the restored watercourse.
Public Participants	Dominic May – Official Verderer (For) Andy McDonald – Natural England (For) James Young – Commons Defence Association (For) John Durnell – Hampshire & Isle of Wight Wildlife Trust (For) Graham Baker – New Forest Association (For) Bruce Rothnie – Forestry Commission (For) Ailsa Farrand (Against) Dr Jonathan Todd (Against)

	<p>Fiona McDonald (Against)</p> <p>Nigel Owen (Against)</p> <p>Cllr Edward Heron (NFNPA Member)</p> <p>Cllr David Johnston (Bramshaw Parish Council)</p> <p>Cllr Robert Clarke (Burley Parish Council)</p> <p>Cllr Richard Fell (Godshill Parish Council)</p> <p>Cllr Peter Dowling (Hyde Parish Council)</p>
Declarations of Interest	<p>Oliver Crosthwaite-Eyre</p> <p>Leo Randall</p> <p>Russell Wynn</p>
Comments	<p>Members were minded not to support the Officer's recommendation and resolved to refuse the application as they believed the short term harm during construction on the amenities of local people as well as the harmful impact on the protected species and habitats of the New Forest would outweigh the long term benefits of the scheme. Members agreed that the Authority would advise the Secretary of State that they would still support the request to 'call in' the application for further determination.</p>
Decision	<ol style="list-style-type: none"> 1. That the Authority advises the Secretary of State that it is minded to refuse planning permission for the reasons set out below; 2. That the Authority further advises the Secretary of State that it supports the requests to 'call in' the application for final determination; and 3. That authority is delegated to the Executive Director Strategy and Planning to refuse planning permission if the Secretary of State indicates it will not 'call in' the application.
Reasons	<ol style="list-style-type: none"> 1. The construction of the proposed development, in particular the large scale importation of materials and the associated traffic movements, would have an adverse and harmful impact on the residential amenities of local people as well as the wider New Forest landscape. These impacts, whilst relatively short term in nature, are considered to be severe enough to outweigh any longer term benefits that may accrue from the restoration of Latchmore Brook. For these reasons, the proposed development is contrary to Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010). 2. There is a wide divergence of views on the claimed ecological benefits of the proposed development. In the absence of any overriding or compelling evidence, the Authority is unable to demonstrate that the proposed development would not have a harmful impact on the protected species and habitats of the New Forest SPA, SAC, SSSI and Ramsar Site. For these reasons, the proposed development is contrary to Policies CP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	6:5

REPORT ITEM 2	
Application No.	16/00581/FULL
Details	Purlieu, Pikes Hill, Lyndhurst SO43 7AS – 2no. dwellings; carport; creation of access; landscaping (demolition of existing dwelling)
Public Participants	Gary Bradford (Agent - For) Lynn Mackenzie (Against)
Declarations of Interest	George Bisson Pat Wyeth
Comments	Members resolved to grant the application with the inclusion of further conditions regarding the protection of verges and that construction materials and vehicles were kept on site.
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 No development shall take place above slab level until samples or exact details of the facing and roofing materials and building details (such as brick lintol arches and chimney corbelling) 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 windows or doors shall be installed 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, porch.</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 Development shall only be carried out in accordance with:</p> <p>Drwgs: 123-D-01, 123-D-02, 123-D-03, 123-D-04, 161.10A,</p>

	<p>161.11A, 161.12A, 161.13A, 161.14A, 161.15, 161.16, 161.17, 161.18A.</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>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, to accord with Policies DP1, DP6 and DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>6 The outbuilding 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. No alterations shall be made to the form and appearance of the outbuilding unless otherwise agreed in writing by the National Park Authority.</p> <p>Reason: To protect the character and appearance of the countryside in accordance with Policies DP1, DP6, DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>7 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 :</p> <ul style="list-style-type: none"> (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;
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	<p>(e) a method and programme for its implementation and the means to provide for its future maintenance.</p> <p>No development shall take place unless these details have been approved and then only in accordance with those details.</p> <p>Reason: To safeguard trees and natural features and 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>8 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>9 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>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 reports 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</p>
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	<p>Strategy and Development Management Policies (DPD) (December 2010).</p> <p>11 Prior to the commencement of development, details of proposed ecological mitigation for additional recreational impacts upon the Solent and New Forest SPA/SAC/Ramsar sites 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.</p> <p>Reason: To safeguard sites of international ecological importance in accordance with Policies CP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>12 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>13 A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.</p> <p>The spaces shall be implemented only as approved and retained and kept available for their intended purpose at all times.</p> <p>Reason: To ensure adequate parking provision is made in the interests of highway safety and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), section 4 of the National Planning Policy Framework and the Development Standards SPD.</p> <p>14 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site as identified for protection in the approved plans have been submitted to and approved in writing by the Local Planning Authority.</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>
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	<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>15 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>16 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of protecting the locally distinctive character of the area in accordance with Policy CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) as well as the Western Escarpment Conservation Area Management Plan.</p> <p>Informative(s):</p> <p>1 Condition 11 could be addressed by a Unilateral Undertaking proposing financial contributions to the overarching ecological schemes administered by the National Park Authority, as set out in Policy CP1 and the Development Standards SPD.</p> <p>2 The applicant should note and prevent any impact upon the Hampshire County Council highway drain which crosses the site, as shown in the plan attached to this decision notice.</p>
Voting	6:5

REPORT ITEM 3	
Application No.	16/00676/FULL
Details	Boundway Gate, Boundway Hill, Sway, Lymington SO41 6EN – Detached garage; summer house
Public Participants	Cllr Stephen Tarling (Sway Parish Council)
Declarations of Impact	Barry Rickman
Comments	Members were minded not to support the Officer's recommendation and resolved to refuse the application as they felt it would be an overdevelopment of the site and would cause a detrimental visual impact on the local area.

Decision	Planning consent <u>refused</u>
Reasons	The proposal, by virtue of the enlarged size and prominent forward siting of the proposed outbuildings, represents an overdevelopment and creeping suburbanisation of the site which would adversely affect and erode the area's distinctive rural character (particularly when viewed from the open forest adjacent to the site). As such the proposal is contrary to Policies DP1, DP6 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) as well as the Sway Village Design Statement.
Voting	8:3

REPORT ITEM 4	
Application No.	16/00722/FULL
Details	Forest Acre, Brick Lane, Thorney Hill, Bransgore, Christchurch BH23 8DU – Detached building for use as ancillary accommodation to the main dwelling.
Public Participants	Lynne Watts (Applicant – For)
Declarations of Interest	Richard Frampton
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed development, by virtue of its 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 which would be detrimental to the character and appearance of the area and would be contrary to policies DP1, DP12, CP1, CP8 and CP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	10:0, 1 abstention

REPORT ITEM 5	
Application No.	16/00740/FULL
Details	McDonalds Restaurant (formally Little Chef), A31 Picket Post, Ringwood BH24 3HN – Reconfiguration of car park to provide 6no. additional car parking spaces
Public Participants	Richard Tindall
Comments	Members requested that an informative be added to indicate that there would be no further development on the site.
Decision	Planning consent <u>granted</u> subject to conditions

Conditions	<ol style="list-style-type: none"> 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 Development shall only be carried out in accordance with drawing numbers: 7181-SA-1429-P001 A, 7181-SA-1429-P102A, 7181-SA-1429-P103 A 7181-SA-1429-P104 A, 5289-D, MK MCD 1429 01 (REV A) and 60338675-1429-C-004. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority. 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. 3 Unless otherwise agreed in writing with the New Forest National Park Authority all hard and soft landscape works shall be carried out in accordance with the approved plan MK MCD 1429 01 (Rev A). The works shall be carried out in the first planting and seeding seasons following the completion of the reconfiguration of the car park. 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. 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). 4 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. 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). 5 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees in accordance with the submitted Hayden's Arboricultural Consultant, Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree protection Plan in accordance with BS 5837:2012 reference: 5289 dated
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	<p>23.03.2016 and drawing 5289-D and additional tree information reference NH/5389) have been implemented and at least 3 working days notice shall be given to the Local Planning Authority that it has been installed.</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>6 Unless otherwise agreed in writing with the New Forest National Park Authority the development hereby permitted shall only be carried out in accordance with the details as set out in the AECOM Framework Construction Logistics Plan - McDonalds, Picket Post dated 10.06.2016 and associated drawing: Construction Traffic Management Plan 60338675-1429-SK 003.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest and highway safety in accordance with Policies CP2 and CP19 the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>Informative(s):</p> <p>1 Please note that the Authority is unlikely to support any further extensions to the car park to due proximity to the boundary of the site and the adjacent open forest.</p>
Voting	Unanimous

REPORT ITEM 6	
Application No.	16/00780/FULL
Details	Tyrrell Lodge, Southampton Road, Lyndhurst, SO43 7BQ – New Dwelling; Change of use of two flats to create a single dwelling
Public Participants	Gary Bradford (Agent – For) Fiona Green (Against) Mr Taylor (Against)
Declarations of Interest	George Bisson Pat Wyeth
Comments	Members resolved to refuse the application as the dwelling would detract from the character of the area and would constitute overdevelopment of the site.
Decision	Planning consent <u>refused</u>

Reasons	The proposal would result in a cramped and confined layout which is inappropriate to the established curtilage of the site and undermines the character of the Conservation Area both in terms of the rural appearance of the north of the site and the setting of the heritage asset building, Tyrrell Lodge. The overall visual impact of the development is suburbanisation, spilling outside of the defined village boundary. The development would result in the perception of overlooking of The Chase, and would not respect the spacious layout of plots and gardens within this area of the Conservation Area. As such, the proposal would be contrary to Policies DP1, CP7, CP8, CP12 and DP9 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	Unanimous

39 Planning Appeal Decisions (*Paper NFNPA/PDDC 221/16*)

39.1 Following Steve Avery's introduction of the report Members expressed their disappointment that the Inspector had not backed the NPA's decisions, and were also disappointed by the Inspector's use of the word 'Council' throughout the document rather than 'National Park Authority'. Mr Avery commented that he had expressed the Authority's concerns to the new CEO of the Planning Inspectorate.

39.2 Members noted the appeal decisions.

40 Items of urgent business

40.1 There were no items of urgent business on this occasion

41 Date of next meeting

41.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 20 December 2016 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 1.25 pm.

..... Date

Chairman