

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 18 OCTOBER 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
George Bisson
Penny Jackman
Andy Moore
Barry Rickman
John Sanger

Officers:

Steve Avery	Executive Director Strategy & Planning
Julia Mutlow	Senior Solicitor
Paul Hocking	Enforcement & Trees Manager
Clare Ings	Senior Planning Officer
Deborah Slade	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Frances Connolly	Executive Assistant

26 Apologies for Absence

26.1 Apologies for absence were received from Oliver Crosthwaite-Eyre, Gordon Bailey, Harry Oram, Ken Thornber and Russell Wynn.

27 Declarations of Interest

27.1 Barry Rickman declared an interest in minute item 30 report items 1 and 2 as a Member of Sway Parish Council.

Penny Jackman declared an interest in minute item 30 report item 9 as a Member of Lymington and Pennington Town Council.

28 Minutes

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

29 Chairman's Announcements

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

30 Planning Applications for Committee decision (Paper NFNPA/PDCC 218/16)

30.1 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.	16/00457/FULL
Details	Coombe Grange Rest Home, Coombe Lane, Sway, Hampshire SO41 6BP – Part demolition of Rest Home to form 2 No. detached dwellings and 2 No. semi-detached dwellings; garage block; access and parking
Public Participants	Jerry Davies (Agent) Mr Hayter (Applicant) Hugh Marchant (Applicant) Dr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman
Decision	Subject to the prior completion of a section 106 agreement the Executive Director of Strategy & Planning be authorised to grant planning permission 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 until samples or exact details of the facing and roofing materials for the two semi-detached dwellings and additional garaging 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 external facing materials to be used in the east elevation of House A and the west elevation of House B 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>4 Development shall only be carried out in accordance with Drwg Nos: 5436/PL/001, 5436/PL/002, 5436/PL/003, 5436/PL/004, 5436/PL/005, 5436-PL-006, 5436-PL-007 and 2408-2016-TPP.</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 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) means of enclosure, including the boundary treatment between House B and the semi-detached pair; (e) a method and programme for its implementation and the means to provide for its future maintenance. <p>No development shall take place unless these details have been approved and then only 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>6 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</p>
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	<p>New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>7 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 (Ecological Appraisal and Bat Survey (Lindsay Carrington Ecological Services) dated July 2016) 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>8 No development, demolition or site clearance shall take place until the following information has been provided:</p> <p>Location of service routes, including the position of soakaways; The full Arboricultural Method Statement from the Head of Terms provided; Specifications for ground protection; Specifications of no dig construction in areas highlighted within the Tree Protection Plan; Location of site compound and mixing areas.</p> <p>This information is to be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.</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>9 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 Tree Survey Report (ref 2408-2016-TPP/JC/CON/5/A6) and Tree Protection Plan (ref 2408-2016-TPP) and within 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>
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	<p>10 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 DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>11 House A shall be retained as a single residential unit only, and at no time shall the annexe be severed to form a separate unit of accommodation.</p> <p>Reason: To protect the character and appearance of the countryside in accordance with Policies CP12 and DP10 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>12 The outbuildings 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>
Voting	7:1

REPORT ITEM 2	
Application No.	16/00619/FULL
Details	The Old School House, Church Lane, Sway, Lymington SO41 6AD – 5no. detached dwellings; sheds; access; widening of footpath; associated landscaping (Revised design to Planning Permission 15/00376)
Public Participants	Jerry Davies (Agent) Dr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman

Comments	Members did not support Officer's recommendation as they felt it would be an overdevelopment of the site which would have an adverse effect on the village of Sway, they accordingly resolved to refuse the application.
Decision	Planning consent <u>refused</u>
Reasons	The proposed additional extensions, by virtue of their cumulative floorspace and appearance, would adversely harm the balance between built form and open space, representing a loss of valuable amenity space to each of the dwellings, and overall resulting in a cramped layout and overdevelopment of the site which would harm the wider amenities of the street scene. 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	Unanimous

REPORT ITEM 3	
Application No.	16/00621/FULL
Details	Fleetwater Cottage, Newtown Road, Minstead, Lyndhurst SO43 7GJ – Garage (demolition of existing garage)
Public Participants	Steve Hodgkins (Applicant) Cllr Bill Andrews (Minstead Parish council)
Comments	Members were minded not to support Officer's recommendation and resolved to grant the application due to the garage being subservient to the main dwelling and that it would enhance the street scene.
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 stated on the plans and application form hereby approved, 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>Drwgs: FLEET - 01-v3, FLEET - 02-v3, FLEET - 03-v3, FLEET - 04-v3, FLEET - 05-v3, FLEET - 06-v3, FLEET - 07-</p>

	<p>v3, FLEET - 08-v3, FLEET - 09-v4, FLEET - 10-v3, FLEET - 11-v2, FLEET - 12-v3, FLEET - 13-v4, FLEET - 14-v1, FLEET - 14-v4.</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>
Voting	6:2

REPORT ITEM 4	
Application No.	16/00662/FULL
Details	Skymers, Stoney Cross Plain Road, Newtown, Minstead, Lyndhurst SO43 7GF – Single storey side, front and rear extension; two storey side extension; outbuilding; porch; entrance gates
Public Participants	Lance Dorman (Applicant) Barry Olorenshaw (Against) Cllr Bill Andrews (Minstead 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 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 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 shall be erected or carried out without express planning permission</p>

	<p>first having been granted.</p> <p>Reason: To ensure the dwelling and amount of built form on the site remains of a size which is appropriate to its location within the countryside and to comply with Policies DP1, DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>4 The garage 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.</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>5 No external lighting shall be installed on the site unless.</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>6 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 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 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) in the form of a bat mitigation and enhancement method statement 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 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>8 Development shall only be carried out in accordance with Drawings 4/LDCB/15/A, 2/LDCB/15/B, 1/LDCB/15/C and 3/LDCB/15/D. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p>
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	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.
Voting	7:1

REPORT ITEM 5	
Application No.	16/00670/FULL
Details	Brambley Hedge, Lyndhurst Road, Landford, Salisbury SP5 2BJ – Use of land as a single pitch gypsy caravan site for a temporary period of 5 years
Public Participants	Dr Angus Murdoch (Agent) Cllr John Martin (Landford parish Council)
Comments	Dr Angus Murdoch used his allotted time to speak on both this application and the enforcement matter detailed below in minute item 31.
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The applicant’s residential occupation of the site is contrary to policy CP13 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD. Whilst an application for a temporary period has been submitted a case has not been made on a humanitarian basis or otherwise to justify granting a temporary planning permission, even for a lesser period than the proposed 5 years. The continued residential occupation of the site with the associated accoutrements and harm that has been identified and accepted at Appeal and which remains is not outweighed and is also contrary to policy DP1 of the aforementioned DPD as well as paragraph 115 of the National Planning Policy Framework and associated Planning Practice Guidance and Planning Policy for Travellers Sites documents.</p> <p>Informative(s):</p> <p>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 concluded that the application proposes such an inappropriate form of development that no amendments could be recommended to enable planning permission to be granted.</p>
Voting	Unanimous

REPORT ITEM 6	
Application No.	16/00673/FULL
Details	The Montagu Arms Hotel, 1 Palace Lane, Brockenhurst SO42 7YG – Extension and conversion of barn to create two guest accommodation suites.
Public Participants	James Hiley-Jones (For) Anthony Climpson (For)
Comments	Members were minded not to support Officer's recommendation and resolved to grant the application as the development would not detract from the site and would preserve and enhance the building.
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. Prior to their installation within the roof, exact details of the proposed new rooflights shall be submitted to and approved in writing by the National Park Authority. All new roof lights shall be of a 'Conservation' type and 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. No new brick work shall be constructed until a sample panel of brick work showing the brick, bond, mortar and joint details shall be made available on site for inspection and approval in writing by the New Forest National Park Authority. All new brick work shall then be undertaken as per the sample panel.</p> <p>Reason: To protect the character and architectural interest of the Listed 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. No development shall take place above slab level until samples or exact details of the facing and roofing materials (other than those materials re-used from the existing barn) 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</p>

accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

5. Rainwater goods shall not be replaced or added to the building unless details of the proposed rainwater goods are submitted to and approved in writing by the National Park Authority, prior to their installation.

Reason: To protect the character and architectural interest of the listed building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

6. The glazed screen on the west elevation shall not be installed until samples or exact details of the proposed glazing to be used in the screen are submitted to and approved in writing by the National Park Authority.

Reason: To protect the character and architectural interest of the listed building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

7. No external lighting shall be installed on the building 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).

8. 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.

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).

9. 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. The measures shall be based on the recommendations set out in the

	<p>habitats regulations assessment report approved as part of this planning application.</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>10 Development shall only be carried out in accordance with:</p> <p>Drwgs: PP1284/100-01 Rev P1, PP1284/101-01 Rev P2, PP1284/110-01 Rev P1, PP1284/110-02 Rev P1, PP1284/120-01 Rev P3, PP1284/120-02 Rev P2, PP1284/120-03 Rev P3, PP1284/120-04 Rev P1, PP1284/120-05 Rev P1, PP1284/120-06 Rev P1, PP1284/SK003 Rev P1, DTS170915-3T8 1 of 1, 15302-BT2.</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>
Voting	5:3

REPORT ITEM 7	
Application No.	16/00674/LBC
Details	The Montagu Arms Hotel, 1 Palace lane, Brockenhurst, SO42 7YG – Extension and conversion of barn to create two guest accommodation suites (Application for Listed Building Consent)
Public Participants	James Hiley-Jones (For) Anthony Climpson (For)
Comments	The application was taken in conjunction with the above; therefore Members resolved to grant the application.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas Act) 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. Prior to their installation within the roof, exact details of the proposed new rooflights shall be submitted to and approved in writing by the National Park Authority. All new roof lights shall be</p>

of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

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).

3. No new brick work shall be constructed until a sample panel of brick work showing the brick, bond, mortar and joint details shall be made available on site for inspection and approval in writing by the New Forest National Park Authority. All new brick work shall then be undertaken as per the sample panel.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

4. No development shall take place above slab level until samples or exact details of the facing and roofing materials (other than those materials re-used from the existing barn) have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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).

5. Rainwater goods shall not be replaced or added to the building unless details of the proposed rainwater goods are submitted to and approved in writing by the National Park Authority, prior to their installation.

Reason: To protect the character and architectural interest of the listed building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

6. The glazed screen on the west elevation shall not be installed until samples or exact details of the proposed glazing to be used in the screen are submitted to and approved in writing by the National Park Authority.

Reason: To protect the character and architectural interest of the listed 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>7. No external lighting shall be installed on the building 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>
Voting	5:3

REPORT ITEM 8	
Application No.	16/00686/FULL
Details	Little Timbers, Land off New Lane, Bashley, New Milton BH25 5TE – Use of building for residential purposes
Public Participants	Andrew Monro (Agent)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The re-use of the existing structure for permanent residential purposes would introduce a new residential unit into an area of countryside, outside the defined villages, which would cause visual harm the rural character of the area and would be contrary to policies D1, CP7 and CP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010). No evidence to justify an agricultural need or any other exceptional circumstances has been submitted to demonstrate a need for the building in accordance with other policies of the Core Strategy, including policy DP13.</p>
Voting	7:1

REPORT ITEM 9	
Application No.	16/00700/FULL
Details	Creek Cottage, Lower Woodside, Lymington SO41 8AJ – Garage; greenhouse; office; shed
Public Participants	David Stephenson (Applicant)
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 until samples or exact details</p>

	<p>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 outbuildings 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 Drwg Nos 1108-P001 (V2), 1108-P002, 1108-P003, 1108-P004 and 1108-P005. 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 Prior to the commencement of development full details of the treatment of the southern boundary of the site shall be submitted to and approved in writing by the National Park Authority.</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 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>
Voting	Unanimous

31 Committal proceedings, direct action and costs recovery (Paper NFNPA/PDDC 219/16)

31.1 Paul Hocking presented the report and requested that Members agree to the recommended next steps to remedy the long standing breaches of planning control at the site. Mr Hocking advised that whilst taking this action would interfere with a

number of Mr Whitcher's and his family's rights, it is considered to be expedient, necessary and in the wider public interest to take the proposed actions.

31.2 Following discussion Members agreed to endorse the recommendation as set out in the paper.

RESOLVED That;

1. the Authority refer Mr Whitcher's failure to comply with the requirements of the Consent Order to the High Court;
2. direct action to secure compliance with the Enforcement Notice, to include the subsequent disposal or sale of items or debris removed from the land affected be taken and
3. the Authority's Solicitor be authorised to take appropriate action to recover the costs incurred by the Authority in respect of the above resolution.

Voting: unanimous

32 Items of urgent business

32.1 There were no items of urgent business on this occasion

33 Date of next meeting

33.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 15 November 2016 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 12.05 pm.

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Chairman

Date