

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 17 APRIL 2018 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Leo Randall (Chairman)
Harry Oram (Deputy Chairman)
Gordon Bailey
George Bisson
Richard Clewer
Richard Frampton
Penny Jackman
Gavin Parker
Barry Rickman
John Sanger
Richard Taylor
Pat Wyeth

Officers:

Steve Avery	Executive Director Strategy and Planning
Julia Mutlow	Senior Solicitor and Monitoring Officer
David Illsley	Policy Manager
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Corporate Services Assistant

77 Apologies for Absence

77.1 An apology for absence was received from Oliver Crosthwaite-Eyre.

78 Declarations of Interest

78.1 George Bisson declared an interest in minute item 81 report item 4 as a member of Lyndhurst Parish Council.

Richard Frampton declared an interest in minute item 81 report item 4 as a member of New Forest District Council.

Penny Jackman declared an interest in minute item 81 report item 4 as a member of New Forest District Council.

Barry Rickman declared an interest in minute item 81 report item 2 as a member of Sway Parish Council, he also declared an interest in report item 4 as a member of New Forest District Council.

Pat Wyeth declared an interest in minute item 81 report item 4 as a member of Lyndhurst Parish Council and a member of New Forest District Council.

79 Minutes

79.1 **RESOLVED:** That the minutes of the meeting held on 20 March 2018 be approved as a true record subject to an administrative amendment on page 11 report item 3. In condition one to reflect the agreed 12 month condition of monitoring, in accordance with the decision notice.

80 Chairman’s Announcements

80.1 There were no announcements on this occasion.

81 Planning Applications for Committee decision (Paper NFNPA/PC 260/18)

81.1 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.	17/01101/FULL
Details	Primrose Cottage, Newgrounds, Godshill, Fordingbridge SP6 2LJ – Single storey rear extension
Public Participants	Matthew Holmes (For) Bev Cornish (Parish Clerk, Godshill Parish Council)
Comments	A proposal to grant the application was put to the vote but was not carried (5:7) and therefore Members resolved to refuse the application as recommended by Officer’s.
Decision	Planning consent <u>refused</u>
Reasons	1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account a previous enlargement, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside. The personal circumstances advanced in justification for this case are not considered to be sufficient to override the adopted Policy.
Voting	7:5

REPORT ITEM 2	
Application No.	18/00115/FULL
Details	Lepe House, Flexford Lane, Sway, Lymington SO41 6DN – Manege: fencing
Public Participants	Gary Bradford (Agent) Julie Atlas (Against) Cllr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman
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 manege the subject of this permission shall only be used for the exercising of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding or training purposes or as an equestrian show arena.</p> <p>Reason: The use of the manege on a commercial basis would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP23 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 No lighting shall be installed to illuminate the manege hereby approved unless express planning permission has first been granted.</p> <p>Reason: To safeguard the visual amenities of the countryside and the amenities of nearby residential properties in accordance with Policies DP1, DP23 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>4 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> <p>(a) the existing trees and shrubs which have been agreed to be retained;</p> <p>(b) a specification for new planting (species, size, spacing and location);</p> <p>(c) a method and programme for its implementation, the protection of plants from grazing animals 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>5 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>6 Development shall only be carried out in accordance with Drwgs: 214.01 Rev C and 214.02 Rev C. 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	8:1, 2 abstentions

REPORT ITEM 3	
Application No.	18/00124/FULL
Details	Marico House, Burnside Farm, Brook Hill, Bramshaw, Lyndhurst SO43 7JB – Single storey extension; removal of portakabin
Public Participants	Jerry Davies (Agent) Mr Riding (Applicant) Cllr David Johnston (Bramshaw Parish Council)
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 drawing nos: 01, 11.15/01-8 Rev B, 11.15/01-9 Rev B and 11.15/01-12 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 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (or any re-enactment of that Order) no change of use to a use falling within Class C3 (dwellinghouses) otherwise approved by Class O of Part 3 of Schedule 2 to the Order shall be carried out without express planning permission first having been granted.</p> <p>Reason: To ensure the retention of an employment use which is appropriate to its location within the countryside and to comply with Policies CP14 and DP17 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 The development shall be carried out in accordance with the Construction Management Statement (JDPC 2017).</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>
Voting	Unanimous

REPORT ITEM 4	
Application No.	18/00149/FULL
Details	NFDC Car Park, High Street, Lyndhurst SO43 7NY – Installation of wooden tree charter pole and associated works
Declarations of Interest	George Bisson Penny Jackman Richard Frampton Barry Rickman Pat Wyeth
Comments	Following discussion Members were minded not to support officer’s recommendation and resolved to refuse the application as they felt it was of inappropriate design and would be detrimental to the memorial garden where it would be sited.
Decision	Planning consent <u>refused</u>
Reasons	The proposed development, by virtue of its height and non-conforming appearance, would appear as an incongruous feature, out of keeping and adding to the proliferation of structures in the vicinity, and would neither preserve nor enhance the character and appearance of the conservation area. It would therefore be contrary to policies CP8 and DP6 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	Unanimous

82 Draft revised National Planning Policy Framework (NPPF) and associated documents (*Paper NFNPA/PC 261/18*)

- 82.1 David Illsley introduced his report advising Members that in March 2018 the Government published their draft revisions to the National Policy Framework (NPPF), with the public consultation closing on 10 May 2018. He said that his report highlighted the main areas where changes were proposed and that were the most relevant to the Authority.
- 82.2 Section two of the report provided an overview of the proposed changes to national planning policy which were most relevant to the National Park; along with the recommended NPA responses to the consultation questions. Section three of the report highlighted the Government’s proposed reforms to the system of developer contributions, namely the Community Infrastructure Levy (CIL) and S106 planning obligations.
- 82.3 Following detailed discussion on the proposed policy changes regarding isolated dwellings in the countryside (paragraph 81 in the draft NPPF, March 2018), a proposal was put forward to amend the NPA’s response to state that the Authority would hold a neutral position on the proposal to enable the sub-division of isolated dwellings in the countryside. Following the vote this was not carried forward (3:6). Members then endorsed the recommendation as set out in the report.

RESOLVED: that,

Planning Committee Members endorse the main areas of comment highlighted in the report and delegate to officers to input into a combined National Parks England response by 10 May 2018.

Voting: Unanimous

83 Planning Appeal Decisions (Paper NFNPA/PC 262/18)

83.1 There were no new appeal decisions on this occasion.

84 Items of urgent business

84.1 There were no further items of business.

85 Date of next meeting

85.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 15 May 2018 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:55 am.

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Chairman

Date