

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 DECEMBER 2018 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Leo Randall (Chairman)
Gordon Bailey (Deputy Chairman)
David Bence
George Bisson
Richard Clewer
Oliver Crosthwaite-Eyre
Richard Frampton
Barry Rickman
John Sanger
Ann Sevier
Richard Taylor
Pat Wyeth

Officers:

Steve Avery	Executive Director Strategy and Planning
Natalie Walter	Principal Planning Officer
Carly Cochrane	Planning Officer
Liz Young	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

42 Apologies for Absence

42.1 An apology for absence was received from Gavin Parker.

43 Declarations of Interest

43.1 Barry Rickman declared an interest in minute item 46 report item 4 as a member of Sway Parish Council.

44 Minutes

44.1 **RESOLVED:** That the minutes of the meeting held on 20 November 2018 be approved as a true record.

45 Chairman's Announcements

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

46 Planning Applications for Committee Decision (*Paper NFNPA/PC 279/18*)

46.1 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.	18/00440/FULL
Details	Land at Harlicks Hill, Hatchet lane, Beaulieu SO42 7YB – New dwelling; detached double garage; associated access
Decision	Application Withdrawn

REPORT ITEM 2	
Application No.	18/00659/FULL
Details	Mundens, 7 Tanners Lane, East End, Lymington SO41 5SP – Completion of single storey extension; First floor extension; re-roofing; juliette balcony; internal and external alterations and repairs
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 Development shall only be carried out in accordance with</p> <p>Drawing nos: 001 Rev A, 002 Rev A, 202 Rev A, 203 Rev A, 300 Rev H, 301 Rev B.</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>2 The external facing materials to be used in the development shall match those used on the existing building and be as stated within 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>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, 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 protect the character and architectural interest of the</p>

	<p>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 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>Informative(s):</p> <p>1 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.</p>
Voting	Unanimous

REPORT ITEM 3	
Application No.	18/00727/FULL
Details	Moulonds Farm, Winsor Road, Winsor, Southampton SO40 2HN – Single storey rear extension; first floor rear extension
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 The development hereby permitted shall be begun before:</p> <p>The expiration of three years from the date of this permission; or</p> <p>The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;</p> <p>whichever is the sooner.</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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP10 and DP11 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</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 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, 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>4 Development shall only be carried out in accordance with drawing nos: 234.05A, 234.10 and 234.09A. 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 4	
Application No.	18/00736/FULL
Details	Land at Quarr House, Manchester Road, Sway SO41 6AS – 1no. new dwelling
Declarations of Interest	Barry Rickman
Public Participants	Bob Hull (For) Paul Davis (Against) Cllr John Warden (Sway 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 Development shall only be carried out in accordance with drawing nos: 1261.03.C, 1261.04.C, 1261.06.C, 15075-BT6. No alterations to the approved development shall be made unless</p>

	<p>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 The first floor window on the western elevation hereby approved shall at all times be obscurely glazed.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>5 No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the 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 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 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>
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	<p>7 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>8 No development shall take place until details of a compound to be provided for the storage of materials, machinery, waste materials and spoil have been submitted to and approved in writing by the National Park Authority. All materials, machinery, waste materials and spoil shall be stored within the approved compound.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>9 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>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>10 Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and/or 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>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>11 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 have been submitted to and approved in writing by the Local Planning Authority.</p>
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	<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>12 No development, demolition or site clearance shall take place until a plan showing:</p> <p>Service routes, including the position of soakaways; Location of site compound and mixing areas;</p> <p>are 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>13 Hedgerows H15 and H20 shown on drawing reference: 15075-BT6 shall be retained at a height of 1.7m and 1.6m respectively and enhanced as set out in paragraph 5.07 of the Design Statement (prepared by Redport Ltd, dated September 2018).</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	11:1

REPORT ITEM 5	
Application No.	18/00740/FULL
Details	2 Pitts Deep Cottages, Sowley Lane, East End, Lymington SO41 5SQ – Infill single storey extension to outbuilding to create garage and covered way
Public Participants	Matt Holmes (For)
Comments	It was requested that a detailed condition be added to include that no materials would be stored on the SSSI or SPA and that the applicant would provide full details of what materials would be used.
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 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>3 Development shall only be carried out in accordance with drawing nos: 002, 202 Rev A and 201 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>4 The external facing and roofing materials to be used in the development shall be as stated on the 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>5 All materials, machinery and any resultant waste materials or spoil shall be stored within the walled garden at the western side of the 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>
Voting	11:1

REPORT ITEM 6	
Application No.	18/00825/FULL
Details	Land Rear of Spring Cottage, St Johns Road, New Milton BH25 5SA – Retention of stables and hay barn; hardstanding
Public Participants	Steven Peters (For)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 The building 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>2 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>3 Development shall only be carried out in accordance with drawing nos: 427-18-1, 427-18-2, 427-18-3, 427-18-4, 427-18-5, 427-18-6. 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	9:3

REPORT ITEM 7	
Application No.	18/00827/FULL
Details	Pegasus, Barrow Hill Road, Copythorne, Southampton SO40 2PH – Roof alterations from hipped to gable and 2No. new front dormer windows to facilitate addition habitable accommodation; pitched roof to existing dormer window; single storey rear extension; single storey rear extension to existing outbuilding; demolition of existing conservatory
Public Participants	Linda Luck (For)

Comments	Members agreed that a slight wording to the conditions should be made to include the restricted opening of the bathroom window.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 The development hereby permitted shall be begun before:</p> <p>The expiration of three years from the date of this permission; or</p> <p>The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;</p> <p>whichever is the sooner.</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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP10 and DP11 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>2 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, 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>3 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.</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 The external facing materials to be used in the development (extension and outbuilding) shall match those used on the existing buildings, 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</p>

	<p>Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 Development shall only be carried out in accordance with drawing nos: R106, R103 Rev B and R104 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 buildings 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>6 The first floor window on the west (rear) elevation hereby approved shall at all times be obscurely glazed and the opening should be restricted to 100 mm or less (other than the fan light).</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	Unanimous

47 Planning Appeal Decisions (*Paper NFNPA/PC 280/18*)

- 47.1 Following discussion Members unanimously agreed that the Authority would challenge the appeal decision for Land at Oak House as they felt the Inspector had not considered the Authority's 30% floorspace increase policy.
- 47.2 Members noted the Appeal decisions.

48 Items of urgent business

- 48.1 There were no items of urgent business.

49 Date of next meeting

- 49.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 15 January 2019 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:50 pm.

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Chairman

Date