

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 19 FEBRUARY 2019 AT 9.30 AM IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

**Present:**

*Members:*

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

*Officers:*

Rosalind Alderman	Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
Clare Ings	Planning Officer
Liz Young	Planning Officer
Vicki Gibbon	Member Services Administrator

**59 Apologies for Absence**

59.1 There were no apologies for absence on this occasion.

**60 Declarations of Interest**

60.1 There were no declarations of interest on this occasion.

**61 Minutes**

61.1 **RESOLVED:** That the minutes of the meeting held on 15 January 2019 be approved as a true record.

**62 Chairman's Announcements**

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

**63 Planning Applications for Committee Decision (*Paper NFNPA/PC 284/19*)**

63.1 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.

<b>REPORT ITEM 1</b>	
<b>Application No.</b>	<b>18/00919/FULL</b>
<b>Details</b>	Brockenhurst Village Hall, Highwood Road, Brockenhurst SO42 7RY – Installation of 5.5m high mesh fencing
<b>Public Participants</b>	John Wingham (For) Ann Marie Sampson (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<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: 0222/1/1B, 0222/1/2C and 0222/1/4C. 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 development in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p> <p>3 The mesh used for the fencing shall be 2.3mm x 40mm mesh knotless polypropylene netting, unless otherwise agreed in writing by the National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the development in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p> <p>4 The landscaping of the site shall be retained (and protected) in accordance with the details (drawing no. 0215/1/3 Rev A) approved by condition 4 of 17/00640.</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>
<b>Voting</b>	12:0, 1 abstention

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>18/00985/FULL</b>
<b>Details</b>	Lloyds TSB, Sway Road, Brockenhurst SO42 7ZH – Change of use to 5no. 2 bedroom flats; 4no roof lights; alterations to existing access; 10no. parking spaces; cycle storage; associated landscaping and works
<b>Public Participants</b>	Mr Hurst (For) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<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: 1829.02, 1829.03, 1829.04, 1829.05, 1829.06 (dated December 2018), 17238-BT1 and HU4.01/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>3 No development shall take place until details of external materials, including the following, have been submitted to and approved in writing by the New Forest National Park Authority:</p> <ul style="list-style-type: none"> <li>• All roof materials;</li> <li>• Rainwater goods;</li> <li>• All facing materials; and</li> <li>• Details of all external flues, duct vents and pipes.</li> </ul> <p>Development shall only be carried out in accordance with the details approved.</p> <p>Reason: To protect the character and appearance of the building and conservation area 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 windows/ doors or external joinery shall be installed until the following details have been submitted to and approved in writing by the New Forest National Park Authority.</p>

	<ul style="list-style-type: none"> <li>• Typical large scale joinery elevations and sections including window/doors (including roof lights), eaves, verge, bargeboards.</li> </ul> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To protect the character and appearance of the building and conservation area 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>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 No development shall take place until further details of landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include: details of block paving and the materials to be used; details of railings and fencing.</p> <p>No development shall take place unless these details have been approved and then only in accordance with those approved details.</p> <p>Reason: To ensure that the appearance and setting of the development is satisfactory, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <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 Prior to the commencement of development, ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and 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>Reason: 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>9 Prior to the commencement of development, measures for ecological enhancement (including appropriate provision for breeding swifts and 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.</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>10 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>11 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 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>12 No development, demolition or site clearance shall take place until the following information has been provided:  Updated Arboricultural Method Statement in accordance with BS5837: 2012  Updated Tree Protection Plan in accordance with BS5837: 2012  are submitted to and approved in writing by the Local Planning Authority. Development shall only take place in</p>
--	---

	accordance with these approved details. Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
<b>Voting</b>	Unanimous

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>18/01008/FULL</b>
<b>Details</b>	Land at Forest View, Brockenhurst SO42 7YX – New dwelling
<b>Public Participants</b>	Gary Bradford (For) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<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 two first floor windows on the south 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>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 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 The trees 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 drawing FV 01 Rev B (November 2018).</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>5 Prior to the commencement of works (including site clearance, demolition and building works), 3 working days' notice shall be given to the Local Planning Authority Tree Officer to attend a pre commencement site visit to inspect all tree protection measures to confirm that they have been installed as illustrated and specified within drawing FV01 Rev B (November 2018).</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 No development, demolition or site clearance shall take place until the following information has been provided:</p> <p>Location of site compound and mixing areas; Service routes, including the position of soakaways; Species, size and planting method of tree to be planted as illustrated within drawing FV01 Rev B (November 2018).</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>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>7 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>8 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"> <li>(a) the existing trees and shrubs which have been agreed to be retained;</li> <li>(b) a specification for new planting (species, size, spacing and location);</li> <li>(c) areas for hard surfacing and the materials to be used;</li> <li>(d) other means of enclosure;</li> <li>(e) a method and programme for its implementation and the means to provide for its future maintenance.</li> </ul> <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>9 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>10 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by, the New Forest National Park Authority.</p> <ul style="list-style-type: none"> <li>a) Typical joinery details including window/doors, eaves, verge, bargeboards.</li> </ul> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To ensure an acceptable character and appearance 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>11 The proposed development shall be carried out fully in accordance with the Construction Management Plan (FV 15 Dec 2018).</p> <p>Reason: In the interests of highway safety and the amenities of neighbouring residents and to comply with Policies DP1 and CP19 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>12 No development shall take place until full details of wheel washing facilities within the site have been submitted to the New Forest National Park Authority and have been approved in writing. The development shall be carried out fully in accordance with the approved details.</p> <p>Reason: In the interests of highway safety and the amenities of neighbouring residents and to comply with Policies DP1 and CP19 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>13 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.</p> <p>Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>14 Development shall only be carried out in accordance with Drawings FV15, FV16, FV01 Rev B, FV 04, FV05, FV02 and FV03. 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>15 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</p>
--	--

	Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.
<b>Voting</b>	Unanimous

**64 Planning Appeal Decisions (*Paper NFNPA/PC 285/19*)**

64.1 Members noted the appeal decisions.

**65 Items of urgent business**

65.1 Members discussed the degree of weight that could be given to the emerging Local Plan in their decision making, with particular reference to the affordable housing policy. Officers would forward written advice to members on this matter.

**66 Date of next meeting**

66.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 19 March 2019 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 10:50 am.

.....  
Chairman

Date .....