

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 15 JANUARY 2019 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 Frampton
Gavin Parker
Barry Rickman
John Sanger
Richard Taylor
Pat Wyeth

Officers:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
David Illsley	Policy Manager
Natalie Walter	Principal Planning Officer
Ann Braid	Planning Officer
Liz Young	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

50 Apologies for Absence

- 50.1 Apologies for absence were received from Oliver Crosthwaite-Eyre, Richard Clewer and Ann Sevier.

51 Declarations of Interest

- 51.1 Richard Frampton declared an interest in minute item 54 report item 3 as a member of Bransgore parish council.

52 Minutes

- 52.1 **RESOLVED:** That the minutes of the meeting held on 18 December 2018 be approved as a true record.

53 Chairman's Announcements

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

54 Planning Applications for Committee Decision (*Paper NFNPA/PC 281/19*)

- 54.1 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.	18/00779/FULL
Details	Pound Cottage, Southampton Road, Landford, Salisbury SP5 2EF – Two storey rear extension; single storey side extension; chimney removal; render; demolition of existing single storey extension
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</p> <p>Drawing nos: C-002 Rev C.</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>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 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> <p>a) Typical joinery details including window/doors, eaves, verge, bargeboards.</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>5 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>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> <p>Informative(s):</p> <p>1 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 recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.</p> <p>2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	18/00809/FULL
Details	Lester Cottage, Mill Lane, Burley, Ringwood BH24 4HR – Replacement dwelling; re-roofing and cladding to existing detached garage; extension to existing gravel driveway; creation of patio; demolition of existing dwelling
Public Participants	Julian Boswell (Agent) Cllr Robert Clarke (Burley Parish Council)
Comments	A proposal to grant the application was put forward by Members but not carried (4:6). The application was subsequently refused in accordance with Officer's recommendation.
Decision	Planning consent <u>refused</u>
Reasons	<ol style="list-style-type: none"> 1 The proposal would result in the loss of a traditional forest cottage which contributes positively to the historic character and appearance of the Burley Conservation Area. The cottage is considered to be a non-designated heritage asset and its loss would result in less than substantial harm with no overriding public benefits thus failing to preserve or enhance the visual amenities of the locality. The proposal is therefore contrary to policies DP10, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework. 2 The development would result in the encroachment of a domestic use outside of the residential curtilage of the site, for which there is no justification. The development would thus result in the gradual suburbanisation of the countryside to the detriment of the character of the Burley Conservation Area, the National Park and its special rural qualities. The proposal is therefore contrary to policies DP1, CP8 and DP10 of the New Forest National Park Core Strategy and Development Management Policies DPD, Design Guide SPD and the National Planning Policy Framework.
Voting	6:4

REPORT ITEM 3	
Application No.	18/00821/FULL
Details	Mudewell Cottage, Harrow Road, Neacroft, Bransgore, Christchurch BH23 8JW – Replacement dwelling; Demolition of existing dwelling
Declarations of Interest	Richard Frampton
Public Participants	Richard Ludlow Fisher (Agent)
Decision	Planning consent <u>refused</u>
Reasons	<ol style="list-style-type: none"> 1 The submitted ecological information makes clear recommendations for further survey work to be undertaken to establish the presence/absence of protected species. In the absence of this further survey work, the extent to which protected

	species may be affected by the proposed development cannot be established. In these circumstances, the Authority is unable to devise a suitable planning condition to secure appropriate mitigation to overcome any adverse impacts. It has therefore not been demonstrated that the proposed development would protect, maintain and enhance habitats and species of biodiversity importance and for this reason the proposal is contrary to policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Government advice contained within the National Planning Policy Framework and Circular 06/2005.
Voting	Unanimous

REPORT ITEM 4	
Application No.	18/00870/OUT
Details	Land at The Former Flying Boat Inn, Calshot Road, Calshot SO45 1BP – Outline application for 7no. dwellings; access and layout to be considered
Public Participants	Bob Hull (Agent)
Decision	Planning consent <u>refused</u>
Reasons	<ol style="list-style-type: none"> 1 New residential development is only permitted in the National Park within the four defined villages, the exceptions being affordable housing for local needs and new dwellings required in connection with agriculture or forestry. The proposal for seven large open market dwellings in this area of open countryside is therefore contrary to Policy CP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) as well as the National Planning Policy Framework (2018). 2 In the absence of sufficient justification to support this level of private housing development outside of a defined village, if allowed, this proposal is likely to set a highly undesirable precedent that would encourage similarly inappropriate and ad-hoc private housing developments elsewhere in the New Forest National Park, to the detriment of the long-term protection of the Forest's unique landscape. 3 The application site lies in close proximity to internationally and nationally designated sites (SSSI, SPA, SAC, Ramsar) and it has not been demonstrated to the satisfaction of the National Park Authority, through adequate mitigation measures, that there would not be significant in-combination impacts on the ecological sensitivities of these areas. The proposal would therefore be contrary to policies CP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and Section 15 of the NPPF.
Voting	7:0, 3 abstentions

REPORT ITEM 5	
Application No.	18/00873/FULL
Details	Sumaya, Undershore Road, Lymington SO41 5SA – Remodelling of existing ground floor; addition of first floor to provide habitable accommodation; glass balustrade; roof alterations; alterations to fenestration; cladding; associated landscaping works with creation of timber deck terrace; partial demolition of existing ground floor areas
Public Participants	Dan Roycroft (For) Hilary Teal (For)
Comments	A vote was taken to refuse the application as per officer recommendation, however this was not carried (4:6). The application was subsequently <u>granted</u> with conditions.
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 Drwg Nos: 212-D-00, 212-D-01, 212-D-03, 212-D-05, 212-D-06, 212-D-07, 212-D-09, 212-D-11, 212-D-12, 212-D-13, 212-D-20, 212-D-21, 212-D-03-22. 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. 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. 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). 4. The first floor windows on the south and west elevations shall be fitted with a tinted material, the exact details to be agreed in writing prior to development above slab level. The agreed details shall be implemented in full and thereafter retained unless otherwise agreed in writing by the National Park Authority.

	<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 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> <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>
Voting	7:0, 3 abstentions

REPORT ITEM 6	
Application No.	18/00879/FULL
Details	Tuckermill House, Southampton Road, Boldre, Lymington SO41 8ND – Single storey side extension; new porch; alterations to fenestration; flue; render; demolition of existing conservatory
Public Participants	Amanda Prout (For)
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 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 rooflights other than those hereby approved shall be inserted into the roof of the dwelling unless express planning permission has first been granted.</p> <p>Reason: To control the level of light emitted from the dwelling and to ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policies CP8 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 numbers: 1718 PP-004, 1809_PP-010, 1809_PP-011, 1809_PP-012, 1809_PP-015, 1809_PP-016, 1809_PP-017 and 1809_PP-018. 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 CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p>
Voting	9:0, 1 abstention

REPORT ITEM 7	
Application No.	18/00893/FULL
Details	The Old Workshop, Island Shop, 2 Brookley Road, Brockenhurst SO42 7RR – Change of use to cycle café (Use Class A3); 3no. rooflights
Public Participants	Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
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 window and door joinery to be used in the development shall be timber, 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 No activity shall take place on the site in connection with the approved use other than between the hours of 05:30 and 17:30 Monday to Fridays, 08:00 and 17:30 Saturdays and 10:00 and 17:30 on Sundays and recognised public holidays.</p> <p>Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>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.</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>5 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>6 Development shall only be carried out in accordance with drawing nos: 01, 02, 03, 04, 05, 06, 07, 08. 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>7 The building the subject of this permission shall only be used for purposes incidental to and in association with the main retail use on the site.</p> <p>Reason: To prevent the increase in intensity of activity in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p>
Voting	7:0, 3 abstentions

55 Hythe and Dibden Neighbourhood Plan Consultation Response (*Paper NFNPA/PC 282/19*)

- 55.1 David Illsley introduced his report, reminding members that in summer 2018 Hythe & Dibden Parish Council had produced their draft Neighbourhood Plan for consultation. In July 2018 the NPA's response was agreed at the Planning Committee meeting.
- 55.2 Mr Illsley went on to explain that the previous response had commended the work that had gone into the preparation of the plan. However, the response also raised some concerns regarding the proposed greenfield allocations in the National Park which conflicted with national policy aimed at protecting the landscape of the National Park. The Parish Council had subsequently considered the points raised in Summer 2018 and had met with officers from both the NPA and NFDC. A revised draft Plan was published in December 2018 by the Parish Council and Mr Illsley explained that the report members were now reviewing was the NPA's proposed response to this Plan. The deletion of the proposed greenfield allocations in the National Park and other amendments to the draft Neighbourhood Plan resulted in a supportive response from members.
- 55.3 Mr Illsley asked members to endorse the proposed responses as set out in the report and to delegate to officers to continue to liaise with the Parish Council. Members unanimously agreed.

56 Planning Appeal Decisions (*Paper NFNPA/PC 283/19*)

- 56.1 Steve Avery ran through the appeals as documented in the report, and informed members that the Lyndhurst Park Hotel inquiry had been withdrawn at very short notice just before Christmas and that the NPA had submitted a claim to recover costs. The NPA was still waiting to hear the outcome.
- Members noted the appeal decisions.

57 Items of urgent business

- 57.1 There were no items of urgent business.

58 Date of next meeting

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

The meeting ended at 12:05 pm.

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Chairman

Date