

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 17 JULY 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 Frampton
Gavin Parker
Barry Rickman
Richard Taylor
Pat Wyeth

Officers:

| | |
|-------------------|--|
| Steve Avery | Executive Director Strategy and Planning |
| Rosalind Alderman | Deputy Monitoring Officer |
| David Illsley | Policy Manager |
| Natalie Walter | Principal Planning Officer |
| Ann Braid | Planning Officer |
| Vicki Gibbon | Member Services Administrator |
| Rachel Pardey | Corporate Services Assistant |

1 Apologies for Absence

1.1 Apologies were received from Oliver Crosthwaite-Eyre and Penny Jackman.

2 Declarations of Interest

2.1 Leo Randall declared an interest in minute item 5 report item 1 as a Member of the New Forest Association.

Richard Taylor declared an interest in minute item 5 report item 4 as a Member of Minstead Parish Council.

3 Minutes

3.1 **RESOLVED:** That the minutes of the meeting held on 19 June 2018 be approved as a true record.

4 Chairman's Announcements

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

5 Planning Applications for Committee Decision (*Paper NFNPA/PC 268/18*)

5.1 Members gave detailed consideration to the individual planning applications contained within the report. The committee adjourned at 11.10am and reconvened at 11.20am.

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. | 17/01077/FULL |
| Details | Rockford Farm Barns, Rockford Road, Rockford, Ringwood BH24 3NB – 2 No. new Commoners Dwellings; 2 No. new stables; 2 No. new barns; associated access, fencing and hardstanding; demolition of existing barns |
| Declarations of Interest | Leo Randall |
| Public Participants | Sam Dovey (For) Tony Huggett (Against) Mr Ambrose (Against) Ms Bickford-Smith (Against) |
| Comments | A proposal to grant the application as per Officers' recommendation was put to the vote but was not carried (2:6 with 1 abstention). Members were then minded to refuse the application as they felt it did not conform to current policy and was an overdevelopment of the site. |
| Decision | Planning consent <u>refused</u> |
| Reasons | <ol style="list-style-type: none"> 1. In the absence of a demonstrable need to undertake commoning from the site, the proposal represents an inappropriate form of residential and agricultural development within the open countryside contrary to policies DP12 and DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010. 2. The proposal to provide two new commoners' holdings with all the attendant farm buildings, hardstandings and boundary enclosures would result in an overdevelopment of the site, to the detriment of the character and appearance of the Western Escarpment Conservation Area and the rural amenities of the surrounding area, contrary to policies DP1, CP8 and DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010. |
| Voting | 6:1, 2 abstentions |

| | |
|----------------------------|--|
| REPORT ITEM 2 | |
| Application No. | 18/00221/VAR |
| Details | Hall and Former Scout Hut, Brookley Road, Brockenhurst SO42 7RB – Application to vary condition 2 of appeal reference APP/B9506/W/15/3139150 to planning permission 15/00342 to allow minor material amendment |
| Public Participants | Jo Tasker (For) Mrs Bronya Szatkowska (Against) Graham Baker (Against) |

| | |
|-------------------|--|
| | <p>Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)</p> |
| Decision | <p>Planning consent <u>granted</u> subject to conditions</p> |
| Conditions | <p>1 Development shall only be carried out in accordance with drawing nos: A266-411 Rev B, A266-410 Rev B, A266-111, A266-110. 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 All Joinery details shall be in accordance with the details approved under Condition 3 of planning consent 15/00342.</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>3 All landscaping on the site shall be implemented fully in accordance with the details approved under Condition 4 of Consent 15/00342 (drawing no: A266-402). The landscaping shall be implemented in full prior to the occupation of the development.</p> <p>Any trees or plants which within a period of 5 years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</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>4 The development shall be carried out in accordance with the Tree Survey Schedule, Tree Protection Plan and Arboricultural Method Statement, drawing no. TSS/TPP/AMS/18/06/01, and the recommendations of the Tree Report dated 18 June 2015, Ref TR/18/06/15.01 (as approved under Consent 15/00342).</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 No dwelling unit shall be occupied until the parking and cycle parking facilities have been provided in accordance with drawing no. A266-411 Rev B (surfaced in gravel). These areas shall thereafter 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>6 The means of disposal of surface water shall be carried out in accordance with the details approved on 09 August 2017 under Condition 8 of Consent 15/0042.</p> <p>Reason: To ensure development would be carried out in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies.</p> <p>7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, alterations, outbuildings or enclosures as permitted under Schedule 2, Part 1, Classes A, B, C and E of the Order, or means of enclosure, other than those expressly authorised by this permission, as permitted under Schedule 2, Part 2, Class A of the Order, shall be undertaken or constructed in relation to the dwellings hereby permitted.</p> <p>Reason: To ensure the dwellings remain 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>8 The three first floor windows indicated to be obscurely glazed on the west elevation, as shown on drawing no: A266-111, shall at all times be obscurely glazed and non-opening. No further windows shall be added to the west or south elevations of Unit 3 at first floor level or above.</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 | 7:1, 1 abstention |

| | |
|----------------------------|--|
| REPORT ITEM 3 | |
| Application No. | 18/00333/FULL |
| Details | Thorn, Butts Lawn, Brockenhurst SO42 7TE – Retention of conservatory |
| 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 Development shall only be carried out in accordance with drawing nos: 01, 02, CY02, CY07, CY09, CY10, CY012. 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>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 confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.</p> |
| Voting | Unanimous |

| | |
|---------------------------------|--|
| REPORT ITEM 4 | |
| Application No. | 18/00354/FULL |
| Details | Willow Green, Seamans Lane, Minstead, Lyndhurst SO43 7FU – Single storey rear extension; raised terrace, demolition of existing conservatory |
| Declarations of Interest | Richard Taylor |
| 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 used on the existing building, unless otherwise agreed in writing by the New Forest National Park</p> |

| | |
|---------------|---|
| | <p>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 drawing numbers: ADP/1809/P/00A, ADP/1809/P/03, ADP/1809/P/04 and ADP/1809/P/05. 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 5 | |
| Application No. | 18/00403/FULL |
| Details | Land at Bourne Lane, Woodlands, Southampton SO40 7GW – Stable block; hardstanding; sewage treatment plant |
| Public Participants | Hugh Jackson |
| Decision | Planning consent <u>refused</u> |
| Reasons | <p>1 The proposed stable block and substantial hardstanding would, by virtue of its size, form, prominence and encroachment onto open countryside, fail to preserve the character and appearance of the Conservation Area and the wider New Forest landscape. The development would therefore be contrary to Policies DP1, DP22 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD along with the requirements of the Supplementary Planning Document, Horse Related Development.</p> |
| Voting | Unanimous |

6 Planning Appeal Decisions (Paper NFNPA/PC 269/18)

6.1 Mr Avery reminded Members that during the June meeting the committee went into a part 2, private session to discuss challenging an appeal. He advised that legal advice had been obtained which was compelling and proved that there would be very good grounds to challenge the appeal. Subsequently papers had now been lodged with the courts and Mr Avery would update the committee in due course with the outcome.

Mr Avery also advised the committee that a letter had been written to the customer quality team at the Inspectorate pointing out the concerns members had previously raised and a further letter would be sent to the CEO of the Inspectorate.

6.2 Members noted the Appeal decisions.

7 Draft Hythe & Dibden Neighbourhood Plan – NFNPA Consultation Response (NFNPA/PC 270/18)

- 7.1 David Illsley presented his report advising that following the designation of the whole of the parish of Hythe & Dibden as a ‘Neighbourhood Area’ in 2015, the Parish Council had now published their draft Neighbourhood Plan for a period of public consultation. As the parish includes land within both the National Park and New Forest District, the Authority had been liaising with colleagues at NFDC in supporting the Parish Council in the production of their Neighbourhood Plan. Mr Illsley emphasised that the proposed responses set out in the report were intended to be constructive in assisting the Parish Council in revising the Neighbourhood Plan before submission and examination
- 7.2 Mr Illsley commended the Parish Council on the work they had put into their draft Neighbourhood Plan and a number of the proposed policy approaches. However, the report highlighted to the committee the areas the Authority had significant concerns with that should be addressed if the Neighbourhood Plan is to progress to examination and local referendum Members were asked to endorse the proposed responses as detailed in the report to help guide the work of the Parish Council in revising their Neighbourhood Plan to ensure the ‘basic conditions’ that all Neighbourhood Plans are assessed against were met.
- 7.3 Cllr Graham Parkes, Hythe & Dibden Parish Council, addressed the committee raising their concerns that the report does not recognise the commitment and hard work of the Parish Council and volunteers. The Parish Council highlighted the work they have put into the draft Neighbourhood Plan and called for the Authority to support them in making the Neighbourhood Plan work.

RESOLVED: that,
 Planning Committee Members endorse the proposed responses highlighted in the report for submission to Hythe & Dibden Parish Council and to delegate to officers for continued liaison with the Parish Council prior to the submission of the Neighbourhood Plan.

8 Items of urgent business

- 8.1 There were no further items of business.

9 Date of next meeting

- 9.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 21 August 2018 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:55 am.

.....
Chairman

Date