

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 19 JUNE 2018 AT 9.30 HOURS IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

**Present:**

*Members:*

Leo Randall (Chairman)  
Gordon Bailey  
George Bisson  
Richard Clewer  
Oliver Crosthwaite-Eyre  
Richard Frampton  
Penny Jackman  
Harry Oram (Deputy Chairman)  
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
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Corporate Services Assistant

**94 Apologies for Absence**

94.1 There were no apologies for absence on this occasion.

**95 Declarations of Interest**

95.1 Harry Oram declared an interest in minute item 98 report item 2 as a Member of Brockenhurst Parish Council.

**96 Minutes**

96.1 **RESOLVED:** That the minutes of the meeting held on 15 May 2018 be approved as a true record.

**97 Chairman's Announcements**

97.1 The Chairman reminded Members to advise Member Services as soon as possible if they would like to attend the forthcoming Planning Tour which would take place on Wednesday 4 July 2018.

**98 Planning Applications for Committee Decision (Paper NFNPA/PC 265/18)**

98.1 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>18/00272/FULL</b>
<b>Details</b>	Oakland, Ringwood Road, North Gorley, Fordingbridge SP6 2PJ – Dwelling with linked outbuilding; stables (demolition of existing dwelling and stables)
<b>Public Participants</b>	Giles Moir (Agent) Ryan Martin (Architect) Cllr Ann Sevier ((Hyde Parish Council)
<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 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 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 within the site 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 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 ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>

	<p>4 The outbuildings 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>5 No development shall take place above slab level until samples or exact details of the facing and roofing materials for the house and outbuildings 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>6 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) Large scale drawings and sections of all external details such as windows, doors, roof lights and details (1;10 or 1:20)</p> <p>(b) Rainwater goods</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>7 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 (as identified for protection in the approved plans/to be identified by agreement with the Local Planning Authority beforehand), 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</p>
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	<p>Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>8 The trees/hedges 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 submitted arboricultural statement and the recommendations as set out in BS5837:2012.</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>9 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 (including the proposed gate);</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>10 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>
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	<p>11 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved (prepared by David Leach Ecology, dated November 2017). The specified measures 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>12 Development shall only be carried out in accordance with drawing nos: PL001, PL003 Rev B, PL004 Rev C, PL005 Rev B, PL006 Rev B, PL007 Rev A, PL008, PL009, PL008 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>13 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>14 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>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>18/00276/FULL</b>
<b>Details</b>	Brookley Lodge, Grigg lane, Brockenhurst SO42 7PG – Alterations to 2No. existing entrance canopies
<b>Declarations of Interest</b>	Harry Oram
<b>Public Participants</b>	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 numbers: 01, 02, 03, Plan 1 and Plan 2. 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>
<b>Voting</b>	11:0, 2 abstentions

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>18/00307/VAR</b>
<b>Details</b>	Land Rear of Primrose Cottage, Cuckoo Hill, South Gorley, Fordingbridge SP6 2PP – Application to remove conditions 1 and 2 (Name Operator) of Appeal Decision T/APP/B1740/A/89/131065/P7 (relating to planning application 89/41215) of planning permission reference 15/00916
<b>Comments</b>	A proposal was put forward to refuse the application on the basis that intensification of the site could result in commercialisation. With a tied vote of 6:6 the Chairman proceeded to exercise his casting vote to refuse the application.
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	Planning permission was originally granted on appeal having regard to the particular circumstances of the appellant and the low key use he makes of the site. Stringent controls were placed on the permission to ensure subsequent intensification does not take place. The removal of conditions 1 and 2 would be likely to result in a more intensive, less controlled use of the site to the detriment of the character of the area and neighbouring amenity, contrary to Policies DP1, DP17 and CP8 of the adopted New Forest National

	Park Core Strategy and Development Management Policies DPD (December 2010).
<b>Voting</b>	7:6, with the Chairman using his casting vote to refuse the application

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>18/00320/FULL</b>
<b>Details</b>	Old Farm, Cowpitts Lane, Poulner, Ringwood BH24 3JX – Two storey extension; link to outbuilding to create single storey extension, rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single extension
<b>Public Participants</b>	Joe Moorhouse (Agent) Alison Rogers (Against) Cllr Chris Treleaven (Ringwood Town Council)
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	<p>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.</p> <p>2 The proposed extensions and alterations would, by virtue of their scale, form and materials, create less than substantial harm to the special interest of the Listed Building and fail to preserve the character and appearance of the Western Escarpment Conservation Area. The proposal would therefore be contrary to Policies DP1, DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the requirements of the Design Guide Supplementary Planning Document.</p>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 5</b>	
<b>Application No.</b>	<b>18/00321/LBC</b>
<b>Details</b>	Old Farm, Cowpitts Lane, Poulner, Ringwood BH24 3JX – Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension (Application for Listed Building Consent)
<b>Public Participants</b>	Joe Moorhouse (Agent) Alison Rogers (Against) Cllr Chris Treleaven (Ringwood Town Council)
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	1 The proposed extensions and alterations would, by virtue of their scale, form and materials, create less than substantial harm to the special interest of the Listed Building and fail to preserve the character and appearance of the Western Escarpment Conservation Area. The proposal would therefore be contrary to Policies DP1, DP11, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the requirements of the Design Guide Supplementary Planning Document.
<b>Voting</b>	Unanimous

<b>REPORT ITEM 6</b>	
<b>Application No.</b>	<b>18/00323/FULL</b>
<b>Details</b>	Home Farm, Canada Road, West Wellow, Romsey SO51 6DE – Single storey rear extension; replacement balcony; new roof to porch
<b>Public Participants</b>	Joe Moorhouse (Agent)
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	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.
<b>Voting</b>	Unanimous



**99 Planning Appeal Decisions (Paper NFNPA/PC 266/18)**

- 99.1 Steve Avery presented the Appeal decisions as documented in the report. He expressed concern regarding the first appeal (reference APP/P9506/D/18/3197277, Glen Cairn, Canada Road, West Wellow) and the interpretation of the Inspectorate's comments regarding policy DP11 (conditional extension of floor space by 30%). Mr Avery advised that paragraph 3 which documented the reasons were factually and legally incorrect.
- 99.2 Steve went on to explain that the Authority's Local Plan was very clear that if a dwelling had been replaced since 1982 then the additional floor space would be taken into account.
- 99.3 Following initial discussions, the Solicitor, Julia Mutlow, advised that the Committee should continue the debate in Part 2 of the meeting as the possibility of a legal challenge was being considered. Members supported this approach and the debate was adjourned into Part 2 (see Minute 103 below).
- 99.4 Members noted the remainder of the Appeal decisions again commenting on the number of times the Authority was referred to as a Council.

**100 Planning Customer Satisfaction Survey (NFNPA/PC 267/18)**

- 100.1 Steve Avery introduced his report to Members advising that the customer satisfaction survey which had recently been carried out had received good and encouraging comments, however he had been slightly disappointed by the return rate.
- 100.2 Members noted the report.

**101 Items of urgent business**

- 101.1 There were no further items of business.

**102 Date of next meeting**

- 102.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 17 July 2018 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 12:05 pm.

**PART II – ITEMS THAT MAY BE TAKEN IN THE ABSENCE OF THE PRESS AND PUBLIC ON THE GROUNDS THAT EXEMPTED INFORMATION MAY BE DISCLOSED**

**Resolved, that the public be excluded from the meeting during the following item of business, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during this item there would be disclosure to them of exempt information within Paragraph 3 and 5 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all the circumstances of the case, the public interest in maintaining the exemption outweighs**

**the public interest in disclosing the information, namely the need to avoid disclosing sensitive information relating to the Authority's financial affairs.**

- 103 Planning Committee Members concluded the debate on Minute 99 above in Part 2 of the meeting.

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Chairman

Date .....