

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

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

Present:

Members:

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

Officers:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Frances Connolly	Executive Assistant

67 Apologies for Absence

67.1 Apologies were received from Gordon Bailey, Richard Clewer and Richard Frampton.

68 Declarations of Interest

68.1 Barry Rickman declared an interest in minute item 71 report item 1 as a member of Sway Parish Council.

69 Minutes

69.1 **RESOLVED:** That the minutes of the meeting held on 19 February 2019 be approved as a true record.

70 Chairman's Announcements

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

71 Planning Applications for Committee Decision (*Paper NFNPA/PC 286/19*)

71.1 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.	18/00946/FULL
Details	Hatch Motors of Sway, Station Road, Sway, Lymington SO41 6BA – Two storey building to include convenience store (Use Class A1); 4no. flats; 4no. new dwellings; associated parking; refuse/cycle stores and plant area; demolition of existing garage and associated outbuildings.
Public Participants	Phil Holdcroft (For) Karen Marshall (Against) Cllr Stephen Tarling (Sway Parish Council)
Declarations of Interest	Barry Rickman
Comments	A proposal to refuse the application was put forward by Members but not carried (4:5, with 1 abstention). The application was subsequently granted in accordance with the Officer’s recommendation.
Decision	Subject to the prior completion of a section 106 agreement to secure contributions towards affordable housing, off-site highway works, open space and mitigation against potential harm to the Solent SPA, the application be granted 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: 2, 2095/1E, 868-D-500 Rev E, 2095/1E, 3321-14(003), 868-D-501 Rev A, 868-D-502, 868-D-503 Rev A, 868-D-504 Rev A, 868-D-505 Rev D</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 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, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.</p> <p>Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 The landscaping of the site be carried out in accordance with Drwg No. 2095/1E which should be amended to include a pedestrian access through the site. These amendments shall be submitted to and approved in writing by the National Park Authority prior to the first use of the retail store.</p> <p>Development shall only take place 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>6 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>
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	<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>7 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 (kpecology Ecology Report dated 13 July 2017) hereby approved. 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>8 Prior to the use of the development hereby permitted provision for parking (car and cycles) shall have been made within the site in accordance with the approved plans and shall be retained thereafter</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 9 of the National Planning Policy Framework.</p> <p>9 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 submitted John Shutler Tree Services Arboricultural Report (Version 1.2 revision 2.3.1 dated 09/05/2017) and in accordance with 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>10 The retail unit hereby permitted shall not be open for customers or deliveries outside the following times: Monday to Sunday between the hours of 23:00hrs and 06:00hrs. Deliveries from the convenience stores own suppliers shall only take place in accordance with the details set out in the submitted Delivery and Servicing Plan (ref ADL/AM/3321/13A dated October 2017). This Plan shall be implemented in full unless otherwise agreed in writing with the National Park Authority.</p>
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	<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>11 Prior to the commencement of the development, a scheme shall be submitted to ensure that internal and external noise levels for the residential accommodation shall not exceed the minimum standards stated in BS8233:2014, paragraphs 7.7.2 [table 4] and 7.7.3.2. The scheme shall be approved in writing by the National Park Authority and the approved scheme shall be implemented, maintained and retained.</p> <p>Reason: To safeguard the amenities of the occupants of the flats hereby approved in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>12 Prior to the commencement of development, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <ul style="list-style-type: none"> (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: <ul style="list-style-type: none"> • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • groundwaters and surface waters, • ecological systems, • archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). <p>This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management DPD (December 2010).</p>
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	<p>13 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions relating to contamination (nos 14 to 17) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 17 relating to the reporting of unexpected contamination has been complied with in relation to that contamination.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management DPD (December 2010).</p> <p>14 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management DPD (December 2010).</p> <p>15 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.</p>
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	<p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management DPD (December 2010).</p> <p>16 Prior to the use of the development hereby permitted, the existing southern access from the site to Station Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which shall have been submitted to and approved in writing the National Park Authority.</p> <p>Reason: In the interest of highway safety and to comply with Policies CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 9 of the National Planning Policy Framework.</p> <p>17 Prior to the use of the development hereby permitted, provision for the turning, loading, unloading and the parking of delivery vehicles shall have been made within the site in accordance with the approved details and shall be retained thereafter.</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 9 of the National Planning Policy Framework.</p> <p>18 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>
Voting	5:4, 1 abstention

REPORT ITEM 2	
Application No.	19/00047/FULL
Details	Woodside, Meerut Road, Brockenhurst, SO42 7TD – Insertion of 6no. rooflights to facilitate second floor accommodation; extension to garage to include link to house; render; timber detailing; alterations to doors, window and balustrade
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 Development shall only be carried out in accordance with drawing numbers: ASP.18.093.001 Rev A, ASP.18.093.002, ASP.18.093.005 Rev C, ASP.18.093.006 Rev B, ASP.18.093.007 Rev D, ASP.18.093.009 Rev A, ASP.18.093.010. 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 The rooflights on the western and eastern elevations hereby approved shall at all times be obscurely glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.</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>4 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>5 No development shall take place above slab level until samples or exact details of the facing and roofing materials</p>

	<p>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>
Voting	Unanimous

REPORT ITEM 3	
Application No.	19/00060/FULL
Details	6 Pages Lane, East Boldre, Brockenhurst SO42 7WG – Two storey side extension
Public Participants	Cllr Michael Husband (Boldre Parish Council) Cllr Maureen Holding (District Ward Councillor)
Comments	Members were minded not to support the officer’s recommendation on this occasion and granted the application as they felt the proposal would not be detrimental to the area and would be subservient to the main building.
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: 001, 002, 003. 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. 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 shall be erected or carried out without express planning permission first having been granted.</p> <p>Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP10 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p>
Voting	8:1, 1 abstention

72 Planning Appeal Decisions (Paper NFNPA/PC 287/19)

72.1 Members noted the appeal decisions.

73 Items of urgent business

73.1 Steve Avery reminded members that in 2016 the Authority had introduced charging for pre-application advice. Following a review in March 2018 these charges had been increased by 20% in line with an increase in planning fees. Mr Avery explained that the Authority would like to increase these fees again slightly and asked for members’ approval for a report to be taken to the full Authority meeting on 28 March to endorse the proposed increase. Members were unanimously in agreement.

74 Date of next meeting

74.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 16 April 2019 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:30 am.

..... Date

Chairman