

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 20 NOVEMBER 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 Clewer  
Oliver Crosthwaite-Eyre  
Richard Frampton  
Gavin Parker  
Barry Rickman  
John Sanger  
Ann Sevier  
Richard Taylor  
Pat Wyeth

*Officers:*

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

**34 Apologies for Absence**

34.1 There were no apologies for absence on this occasion.

**35 Declarations of Interest**

35.1 Barry Rickman declared an interest in minute item 38 report items 3 and 6 as a member of Sway Parish Council.

Richard Taylor declared a prejudicial interest in minute item 38 report item 5, and accordingly left the Council Chamber during debate and vote on this item.

**36 Minutes**

36.1 **RESOLVED:** That the minutes of the meeting held on 16 October 2018 be approved as a true record.

**37 Chairman's Announcements**

37.1 The Chairman welcomed David Williams, the Authority's new Planning Enforcement Manager, to the Planning Committee.

**38 Planning Applications for Committee Decision (Paper NFNPA/PC 277/18)**

- 38.1 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>18/00473/FULL</b>
<b>Details</b>	The Conifers, South Lane, Nomansland, Salisbury SP5 2BZ – Two storey side extension
<b>Public Participants</b>	Paul Gibson (For)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<p>1 The development hereby permitted shall be begun before:</p> <p>The expiration of three years from the date of this permission; or</p> <p>The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order; whichever is the sooner.</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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP10 and DP11 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>2 Development shall only be carried out in accordance with drawing numbers: 1/PGKR/16/A and 2/PGKR/18. 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 development shall take place above slab level 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 are to be retained along the frontage and side (western boundary);</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>5 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>6 No windows or rooflights other than those hereby approved shall be inserted into 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>
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	<p>7 The proposed rooflights on the side (west and east) elevation shall at all times have a cill height of no lower 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>8 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: 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>
<b>Voting</b>	10:1, 1 abstention

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>18/00497/FULL</b>
<b>Details</b>	Former Redmayne Engineering Site, Station Approach, Brockenhurst SO42 7TW – Construction of mixed use development including 7no. two storey dwellings; 2no. three storey dwellings, 4no office/retail units (use of Class A1 and B1(A)) on ground floor and 5no office units (Class use B1(A)) at first floor level, carports, parking and associated landscaping; Existing access retained; Demolition of redundant industrial buildings
<b>Public Participants</b>	Steve Sherlock (Agent) Graham Baker (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
<b>Decision</b>	Subject to the prior completion of a section 106 agreement to secure developer contributions, the Executive Director of Strategy & Planning be authorised to grant planning permission 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</p>

	<p>Drawing nos: 4.01 Rev G, 4.02 Rev B, 4.03 Rev B, 4.04 Rev D, 4.05 Rev C, 4.06 Rev B, 4.07 Rev C, Existing Plans 4.08, Location Plan 4.08.Rev A, 4.09 Rev D, 881BH01, 18084-BT1</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 hereby permitted shall commence until a Parking Management Plan, including details of measures to be made on site has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved details shall be implemented before the development hereby permitted is occupied.</p> <p>Reason: 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 (2012) and Section 9 of the National Planning Policy Framework.</p> <p>4 Before the occupation of any part of the development hereby approved, areas for access, turning, parking as shown on the approved plan shall be constructed and hard surfaced and thereafter retained, maintained and kept available for the occupants of the development at all times.</p> <p>Reason: 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 (2012) and Section 9 of the National Planning Policy Framework.</p> <p>5 Before first occupation of the development, detail design of cycle parking facility including the specification for both residential and commercial units shall be submitted to and approved in writing by the Local Planning Authority. Before the occupation of any part of the development hereby approved, the cycle store shall be erected as shown on the approved plans and thereafter retained, maintained and kept available for the occupants of the development at all times.</p> <p>Reason: To promote a sustainable mode of travel; 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 (2012) and Section 9 of the National Planning Policy Framework.</p> <p>6 No development shall take place above slab level until samples or exact details of the following materials, joinery, roofing</p>
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	<p>materials and sample panel listed below have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Large scale drawings and section details (1:10 or 1:5) of</p> <ul style="list-style-type: none"> <li>• Windows</li> <li>• Doors</li> <li>• Dormers</li> <li>• External joinery</li> <li>• Eaves and verges</li> <li>• Chimneys</li> <li>• Cartsheds</li> <li>• Shopfronts</li> <li>• Porches</li> <li>• External flues ducts and vents</li> </ul> <p>Also</p> <ul style="list-style-type: none"> <li>• Samples of all external materials including bricks, roofing materials, rainwater goods, ridge tiles, chimney pots, cills and window heads.</li> <li>• Hard landscaping materials</li> <li>• Sample panel of brickwork showing bond and mortar joints built on site and retained for duration of works.</li> </ul> <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>7 No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To ensure that the development takes place in an appropriate way 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, to include treatment of the boundaries 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</li> </ul>
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	<p>location);</p> <ul style="list-style-type: none"> <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 Policies DP1 and CP8 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 Prior to the commencement of development ecological mitigation for the Solent and/or New Forest Special Protection Areas, Special Areas of Conservation and/or 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>11 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</p>
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	<p>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>12 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. These arrangements shall include:</p> <ul style="list-style-type: none"> <li>• The trees to be identified by agreement with the Local Planning Authority</li> <li>• Service routes, including the position of soakaways and drains</li> <li>• The location of site compound and mixing areas</li> </ul> <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>13 Before development is first commenced, a scheme to deal with any contamination of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:</p> <p>(i) an investigation of the site carried out in accordance with BS10175: 2001.</p> <p>(ii) a risk assessment using the Contaminated Land Exposure Assessment (CLEA) model whenever this is appropriate, and</p> <p>(iii) a detailed scheme for the remedial works to be carried out.</p> <p>If any other previously undiscovered contamination is found during the development of the site, this shall be notified to the New Forest National Park Authority immediately, along with a suitable risk assessment and where necessary, a remediation scheme. The remediation scheme shall be approved in writing by the New Forest National Park Authority.</p> <p>Before any of the units on the site are first occupied, the remedial measures shall have been completed and a statement to that effect shall be sent in writing to the New Forest National</p>
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	<p>Park Authority which will include any future requirements for the monitoring of the site.</p> <p>Development shall only take place in accordance with the scheme which has been approved.</p> <p>Reason: To ensure that any contaminated land on the site is identified and properly treated in the interests of the well-being of nearby residents and the environment in general in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>14 The first floor windows on the side elevation of the commercial building unit 8 facing Latchmoor Court hereby approved shall at all times be obscurely glazed and permanently fixed.</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>15 No development shall take place until details of the means of disposal of surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only take place in accordance with the approved details.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>16 No demolition or development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief programme of archaeological work in accordance with a written scheme investigation which has been submitted by the applicant and first approved in writing by the New Forest National Park Authority.</p> <p>Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>17 The roof space of the residential and commercial buildings hereby approved shall not be converted to form habitable or commercial floorspace space and no windows or roof lights shall be inserted into the roof space (including the gable ends of the</p>
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	<p>properties).</p> <p>Reason: In order to safeguard the residential and visual amenities of the occupiers of neighbouring occupiers in line with Policies DP1 and Policy DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) to safeguard the character of the National Park.</p> <p>18 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 village and National Park to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>19 Prior to commencement of development and site clearance a Construction Method Statement shall be submitted to and agreed in writing with the New Forest National Park Planning Authority. This statement shall include details of the site compound for the storage of materials, machinery, waste materials and spoil; means of enclosure; hours of working; and measures to minimise the impact upon the amenities of the occupiers of neighbouring properties.</p> <p>Development shall only be undertaken in accordance with the approved details.</p> <p>Reason: To minimise the impact upon the adjoining highway, residential and visual amenities of the occupiers of neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (2010)</p>
<b>Voting</b>	9:3, 1 abstention

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>18/00608/FULL</b>
<b>Details</b>	Builders Yard, Station Road, Sway SO41 6BA – 3no new dwellings; demolition of existing buildings
<b>Declarations of Interest</b>	Barry Rickman

<b>Public Participants</b>	Matt Holmes (Agent) Stephen Sandys (Against) Cllr Stephen Tarling (Sway 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 Development shall only be carried out in accordance with</p> <p>Drawing nos: 5505 PL 01 Rev C, 5505 PL 02 Rev D, 5505 PL 04 Rev E, 5505 PL 05 Rev E, 5505 PL 06 Rev B, 5505 PL 07 Rev A, 5505 PL 08 Rev A, 5505 PL 09 Rev A.</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, C or D 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>5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no 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 DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>6 No first floor windows other than those hereby approved shall be inserted into the buildings 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>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 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 Arboricultural Report dated 20/03/2018 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>9 Prior to the commencement of works (including site clearance and demolition and building works) 3 working days' notice shall be given to the Local Planning Authority Tree Officer to attend a pre-commencement site meeting to inspect all tree protection measures and confirm that they have been installed as illustrated and specified within the Arboricultural Report dated 20/03/2018 while in accordance with the recommendations as set out in BS5837:2012.</p>
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	<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 No development shall take place until a scheme of landscaping of the site has been 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>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 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>
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	<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 Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas 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>15 During any site clearance and foundation excavations, a suitably qualified contaminated land consultant shall carry out a watching brief with regards to asbestos, hydrocarbons and any other ground contamination. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.</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 water, 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.</p>
<b>Voting</b>	11:1, 1 abstention

REPORT ITEM 4	
<b>Application No.</b>	<b>18/00639/FULL</b>
<b>Details</b>	Fir Tree Cottage, Main Road, East Boldre, Brockenhurst SO42 7WT – New outbuilding with basement; demolition of 2no. existing outbuildings
<b>Public Participants</b>	Steve Austin (For) Cllr Moyse (East Boldre Parish Council)
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	1 The proposed outbuilding would, by virtue of its size, scale, fenestration and design, fail to be appropriate or subservient to the main house or the character and appearance of the wider Conservation Area. The proposal would therefore be contrary to Policies DP12 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>	11:1, 1 abstentions

REPORT ITEM 5	
<b>Application No.</b>	<b>18/00654/FULL</b>
<b>Details</b>	Skymers, Stoney Cross Plain Road, Newtown, Minstead, Lyndhurst SO43 7GF – Stables; hardstanding
<b>Declarations of Interest</b>	Richard Taylor (left the Council Chamber during debate and vote)
<b>Public Participants</b>	Lance Dorman (For)
<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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.</p>

	<p>Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP22 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 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance and building works 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>6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site, in accordance with the submitted construction management statement, 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>7 Development shall only be carried out in accordance with drawing numbers: 6/LDCB/18/A and BRUCE, C JUL-18. 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 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p>
<b>Voting</b>	11:0, 1 abstention



<b>REPORT ITEM 6</b>	
<b>Application No.</b>	<b>18/00704/FULL</b>
<b>Details</b>	Land at Former Arnewood Turkey Farm, Barrows Lane, Sway, Lymington SO41 6DD – Replacement building (Plot E) for B8 Use; insertion of rooflights and first floor window to Unit A
<b>Declarations of Interest</b>	Barry Rickman
<b>Public Participants</b>	Jerry Davies (For) Cllr Hugh Marchant (Sway 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 Development shall only be carried out in accordance with drawing nos: 001, 21 and 22. 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 external facing materials to be used in the development shall be as stated on the application form and Drwg No 21, 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>4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no change of use otherwise approved by Class I of Part 3 or development otherwise approved by Class H of Part 7 of Schedule 2 to the Order shall be carried out without express planning permission first having been granted.</p> <p>Reason: To ensure the buildings remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy DP1 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 Development shall only take place in accordance with the details of the Construction Traffic Management Statement and Plan received on 6 November 2018, and where appropriate (the site compound) shall be retained throughout the duration of the construction.</p> <p>Reason: 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>7 The buildings, the subject of this permission, shall only be used for B8 (storage) uses unless otherwise approved in writing by the National Park Authority.</p> <p>Reason: To ensure the buildings remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
<b>Voting</b>	Unanimous

### **39 Planning Appeal Decisions (*Paper NFNPA/PC 278/18*)**

39.2 Members noted the Appeal decisions.

### **40 Items of urgent business**

40.1 Steve Avery reminded Members of the forthcoming planning training on Tuesday 4 December.

### **41 Date of next meeting**

41.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 18 December 2018 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 12:35 pm.

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Chairman

Date .....