

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 16 OCTOBER 2018 AT 9.30 HOURS IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

**Present:**

*Members:*

Gordon Bailey (Deputy Chairman in the Chair)  
David Bence  
George Bisson  
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
Liz Young	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

**26 Apologies for Absence**

26.1 Apologies were received from Oliver Crosthwaite-Eyre and Leo Randall.

**27 Declarations of Interest**

27.1 George Bisson declared an interest in agenda item 30 report items 4 and 5 as a member of Lyndhurst Parish Council.

Richard Taylor declared an interest in agenda item 30 report item 3 as a member of Minstead Parish Council.

Pat Wyeth declared an interest in agenda item 30 report items 4 and 5 as a member of Lyndhurst Parish Council.

**28 Minutes**

28.1 **RESOLVED:** That the minutes of the meeting held on 18 September 2018 be approved as a true record.

**29 Chairman's Announcements**

29.1 The Chairman welcomed Ann Sevier to the Planning Committee.

**30 Planning Applications for Committee Decision (Paper NFNPA/PC 275/18)**

- 30.1 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>18/00563/FULL</b>
<b>Details</b>	Sumaya, Undershore Road, Lymington SO41 5SA – Remodelling of existing ground floor; addition of first floor to provide habitable accommodation; glass balustrade; roof alterations; alterations to fenestration; cladding; associated landscaping works with creation of timber deck terrace; partial demolition of existing ground floor areas.
<b>Public Participants</b>	Dan Roycroft (For)
<b>Comments</b>	A proposal to grant the application was put forward by Members but not carried (3:6). The application was subsequently refused in accordance with Officer's recommendation.
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	<ol style="list-style-type: none"> <li>1 The proposed extensions and alterations would fail to be appropriate to the low profile and compact form of the existing house by virtue of the heavy upper floor massing, extensive glazing, concrete materiality and stark, angular design. The proposal would therefore fail to preserve the character of the conservation area or the setting of the Grade II* Listed monument adjacent to the site. The impact would also be apparent from wider views across the Lymington River, particularly in winter months and at night time. The proposals would therefore fail to meet the requirements of Policies DP1, CP8 and DP11 of the New Forest National Park Core Strategy along with the requirements of the Design Guide Supplementary Planning Document.</li> <li>2 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 the extensive roofed areas within the volume of the main building, 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.</li> </ol>
<b>Voting</b>	7:1, 2 abstentions

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>18/00592/FULL</b>
<b>Details</b>	The Stables, Boldre Grange, Southampton Road, Boldre, SO41 8PT – Outbuilding
<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: PL001 Rev B, PL002 Rev C Planning Rev A, PL003 Rev C Planning Rev B.</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 The building 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>4 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>
<b>Voting</b>	9:0, 1 abstention

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>18/00653/FULL</b>
<b>Details</b>	Stable Cottage, Acres Down Farm, Robins Bush Road, Minstead SO43 7GE – Two storey rear extension; first floor side extension

<b>Declarations of Interest</b>	Richard Taylor
<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: 01 Rev A, 05 Rev A, 06 Rev B, 07 Rev 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>3 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 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 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>5 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 Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>18/00686/FULL</b>
<b>Details</b>	Lyndhurst Park Hotel, 78 High Street, Lyndhurst SO43 7NL – Erection of 2.6 Metre high hoardings and gates
<b>Declarations of Interest</b>	George Bisson Pat Wyeth
<b>Public Participants</b>	Kate Holden (For) Cllr Sutti Se-Upara (Lyndhurst Parish Council)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<p>1 The hoardings shall be retained at a height of 2.6m and painted black, unless otherwise agreed in writing by the National Park Authority.</p> <p>Reason: To ensure an acceptable appearance in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>2 The hoardings shall be removed on or before 18 April 2020 and the land restored to a condition which has first been agreed in writing by the New Forest National Park Authority.</p> <p>Reason: The hoardings are only approved as a short term security measure pending the future development of the site / use of the building being agreed.</p>
<b>Voting</b>	8:0, 2 abstentions

<b>REPORT ITEM 5</b>	
<b>Application No.</b>	<b>18/00696/FULL</b>
<b>Details</b>	1 The Orchards, Shrubbs Hill Road, Lyndhurst SO43 7DJ – Roof alterations to create additional second floor accommodation; new dormer window; 5No. rooflights
<b>Declarations of Interest</b>	George Bisson Pat Wyeth
<b>Public Participants</b>	Sue Armstrong (For) Cllr Sutti Se-Upara (Lyndhurst 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 The external facing materials and joinery 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 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 nos: 100 Rev B, 105 Rev B, 107 Rev B. 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>4 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.</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>
<b>Voting</b>	Unanimous

### **31 Planning Appeal Decisions (*Paper NFNPA/PC 276/18*)**

31.2 Members noted the Appeal decisions.

### **32 Items of urgent business**

32.1 There were no items of urgent business on this occasion.

### **33 Date of next meeting**

33.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 20 November 2018 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:15 am.

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Chairman

Date .....