

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 21 AUGUST 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
Oliver Crosthwaite-Eyre
Richard Frampton
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
Clare Ings	Senior Planning Officer
Liz Young	Planning Officer
Carly Cochrane	Planning Officer
Rachel Pardey	Administration Assistant
Frances Connolly	Executive Assistant

10 Apologies for Absence

10.1 There were no apologies for absence on this occasion.

11 Declarations of Interest

11.1 There were no declarations of interests given on this occasion.

12 Minutes

12.1 **RESOLVED:** That the minutes of the meeting held on 17 July 2018 be approved as a true record.

13 Chairman's Announcements

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

14 Planning Applications for Committee Decision (Paper NFNPA/PC 271/18)

14.1 Members gave detailed consideration to the individual planning applications contained within the report. The meeting was adjourned briefly at 11:05 am after report item 3.

RESOLVED: That the planning applications listed below be determined as shown in respect of each application and, in accordance with the Authority’s policies and procedures, formal notice of the decisions to be sent to the applicants forthwith.

REPORT ITEM 1	
Application No.	17/01075/FULL
Details	North Commons Farm, North Common Lane, Landford, Salisbury, SP5 2EL - Change of use of former agricultural buildings to residential / domestic use; addition of glazed link; external alterations; associated landscaping
Public Participants	Robert Newman (For) Deborah Slade (For)
Comments	It was agreed that an additional condition be added to restrict a future change of use.
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:</p> <p>Drawing nos: 02, MBN RN/2A, MBN RN/5B, MBN RN/5C, MBN RN/6B, MBN RN/10A, MBN RN/11.</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</p>

accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

4. Prior to the commencement of development, a detailed schedule of works for the repair and maintenance of the buildings, shall be submitted to and approved in writing by the New Forest National Park Authority. These details shall include:

- a) precise details of all new materials to be used, including where they are to be inserted, and sample panels (to be approved on site) of any new brickwork
- b) typical joinery details at a suitable large scale including window/doors, eaves, verge, bargeboards, soffits, guttering.

Development shall only take place in accordance with those details which have been approved.

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).

5. 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 :

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure, including details of gate posts;
- e) details of all external lighting;
- f) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

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).

6. No windows or rooflights other than those hereby approved shall be inserted into any of the buildings unless express planning permission has first been granted.

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).

7. 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 (ecosupport limited dated July 2016) approved as part of this planning application.

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).

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, 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.

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).

9. The buildings identified on Drawing No. MBN RN/5B the subject of this permission, shall only be used for the incidental purposes to the dwelling on the site as described on the drawing and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

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).

10. No development shall take place until a full colour photographic record, in digital form, of the building the subject of this application has been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To serve as a record of the building in its pre-altered state in accordance with policies DP1, DP6 and CP7 of the New

	<p>Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no changes of use otherwise approved by Class R of Part 3 of Schedule 2 to the Order carried out on land within the red and blue edges on the submitted site plan 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 amenities of the area contrary to Policy DP14 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	8:2

REPORT ITEM 2	
Application No.	18/00372/FULL
Details	Inchcolm, North Road, Brockenhurst, SO42 7RQ - 3No. new dwellings; alterations to existing access; demolition of existing dwelling.
Public Participants	Giles Moir (For) Russell Parke (Against) Cllr John Korby (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Comment	Members resolved to delegate the decision to the Executive Director Strategy and Planning subject to further discussion with the Highways Authority over the need for visibility splays; in the event that agreement could not be reached with the Highways Authority the matter was to be brought back to a future Planning Committee for further consideration.
Decision	<p>It was resolved that:</p> <ol style="list-style-type: none"> 1. The Executive Director Strategy and Planning be authorised to grant planning permission subject to reaching an agreement with the Highways Authority on the removal of condition 6 (visibility splays); in the event that an agreement cannot be reached with the Highways Authority the matter to be brought back to a future Planning Committee for further consideration.
Conditions	<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance,</p>

demolition and building works in accordance with the measures set out in the submitted Treecall Consulting Ltd Arboricultural Method Statement, Impact Assessment and Tree Protection Plan (ref – DS/78817/AL) dated 16th November 2017 while in accordance with the recommendations as set out in BS5837:2012.

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).

3 Prior to the commencement of works (including site clearance and demolition) 3 working days' notice shall be given to the Local Planning Authority Tree Officer to attend the pre-commencement site meeting as set out in Point 3 of the Phasing of Arboricultural Operations within submitted Treecall Arboricultural Impact Assessment & Method Statement ref (DS/78817/AL) dated 21/11/2017 and Tree Protection Plan ref (Plan TC 1) dated 16/11/2017.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

4 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.

The spaces shall be retained and kept available for their intended purpose at all times.

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.

5 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

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.

6 Notwithstanding the provisions of the Town & Country Planning General Development Order nothing over 600mm in

height shall be placed or permitted to remain on the land shaded blue on the approved site plan (8743/500).

Reason: In the interest of highway safety and to comply with Policy CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

7 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.

Development shall only be carried out in accordance with the details approved.

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).

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, 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.

Reason: To ensure the dwellings remains of a size which is appropriate to their 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).

9 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.

a) Typical joinery details including window/doors, eaves, verge, bargeboards.

Development shall only take place in accordance with those details which have been approved.

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).

10 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 :

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

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).

11 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.

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.

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).

12 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.

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).

13 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 Mitigation, compensation and enhancement strategy on Pages 9 - 12 of the Phase 2 Bat Survey Report (3 June 2018, ABR Ecology). The specified measures shall be implemented and retained at the site in

	<p>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>14 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>15 The first floor windows on the north west elevation of Plot 2 and the north west and south east elevations of Plot 1 hereby approved shall at all times be obscurely glazed and non-opening (other than the fan light).</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>16 The right hand first floor window on the south west elevation of Plot 3 hereby approved shall at all times be obscurely glazed and non-opening (other than the fan light).</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>17 Development shall only be carried out in accordance with drawing nos: 8743/500 Rev K, 8743/501 Rev D, 8743/502 Rev E, 8743/503 Rev E. 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>Voting</p>	<p>Unanimous</p>

REPORT ITEM 3	
Application No.	18/00383/FULL
Details	Land Opposite Gates Of Brockenhurst, Sway Road, Brockenhurst, SO42 7SH - Continued temporary use of land for the parking of cars and vehicles.
Public Participants	Marcus Cotton (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Comment	Following discussion Members were minded to expand Condition 2 and add an informative note to the Decision Notice.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. Development shall only be carried out in accordance with Drawing No: 4380/18 Rev A dated 08.08.18</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>2. The use of the land as approved shall cease on 21 August 2020, or upon completion of the development of the opposite site under 17/01037, whichever is the sooner. The land shall then be restored in accordance with a scheme of works which shall be submitted to and approved in writing by the National Park Authority within three months from the cessation of the use. The restoration shall only take place in accordance with the approved details.</p> <p>Reason: The long term use of the land as such would harm the character and appearance of the area contrary to policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3. The site shall be limited to a maximum of 35 vehicles, and shall only be used for the storage of vehicles and staff parking.</p> <p>Reason: In the interest of the amenities of the area in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>4. No additional hardstanding shall be laid or alterations to the boundary treatment shall be carried out.</p> <p>Reason: To ensure that the development takes place in an appropriate way in accordance with Policies CP8 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>

	<p>There was also an additional note which reads as follows:</p> <p>The applicant is advised that any further applications for temporary permissions are unlikely to be approved.</p> <p>Informative:</p> <p>1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.</p>
Voting	Unanimous

REPORT ITEM 4	
Application No.	18/00386/FULL
Details	2 Rose Cottage, Canterton Lane, Brook, Lyndhurst, SO43 7HF - Single storey side extension; detached two bay carport; retention of alterations to existing annexe outbuilding.
Public Participants	Arthur Allison(For) Karen Stride (Against) Cllr Sue Bennison (Bramshaw Parish Council)
Decision	Planning consent <u>refused</u>
Reasons	The proposed development, for the provision and use of an outbuilding as self-contained habitable accommodation would, due to its domestic appearance and self-contained nature, in combination with the fact that it has been separated from the main dwelling by virtue of a fence, would be tantamount to the creation of a new dwelling outside the Defined Villages and for which there is no justification. The proposal would also be for the use of an outbuilding for habitable accommodation, and would therefore be contrary to policies CP12 and DP12 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	Unanimous

REPORT ITEM 5	
Application No.	18/00395/FULL
Details	Sunny Side, Pilley Bailey, Pilley, Lymington, SO41 5QT - Replacement outbuilding; car port; alterations to existing outbuildings; demolition of 2no. existing outbuildings.
Public Participants	Cllr Jo Humphries (Boldre Parish Council)
Comments	Members were minded not to support the Officer's recommendation to grant the application as they were not happy with the materials, bulk and height of the proposal and the visual impact on the views from the open Forest.

Decision	Planning consent <u>refused</u>
Reasons	The proposal, by virtue of its bulk, massing, height and materials, would create an inappropriate form of development which, due to its location, would result in a detrimental visual impact upon views from the open Forest, and would therefore be contrary to policies CP7, CP8, DP1 and DP6 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	9:1

REPORT ITEM 6	
Application No.	18/00396/FULL
Details	Heathermoor House, Hale Purlieu, Hale, Fordingbridge, SP6 2NN - Ground mounted solar panel array.
Public Participants	Craig Goodfellow (For)
Comments	Members were minded not to support the Officer's recommendation and resolved to approve the application as they considered that the development would not harm the overall appearance of the immediate and wider landscape.
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: 01, 02 and the details submitted by ECH Group Ltd (dated 30 May 2018). No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p>
Voting	7:4

REPORT ITEM 7	
Application No.	18/00467/FULL
Details	Langley Close, West Common, Langley, Southampton, SO45 1XJ - Replacement dwelling and associated works; Demolition of existing dwelling.
Public Participants	Adi Pupilampu (For)
Decision	Planning consent <u>refused</u>

Comment	Members and Officers resolved to add policy DP10 to the reasons for refusal.
Reasons	<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 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 scale, fenestration and form of the proposed dwelling would add unacceptably to the impact of built development across the site. The proposals would have a harmful urbanising impact upon the site and views from the wider area, especially to the south, and would therefore be contrary to the requirements of DP1, DP10 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>
Voting	Unanimous

15 Planning Appeal Decisions (*Paper NFNPA/PC 272/18*)

- 15.1 Members noted the Appeal decisions.
- 15.2 Members agreed that Steve Avery, Executive Director Planning and Strategy, should raise an objection to the Planning Inspectorate regarding their decision to award costs to the appellant at the site of Meadow View Cottage Pound Lane, Burley. Mr Avery undertook to keep members informed of the progress.

16 Items of urgent business

- 16.1 Leo Randall informed members that it was Julia Mutlow’s last day working for the Authority. Members joined the Chairman in thanking Julia for her long service and hard work, and wished her well for the future.

17 Date of next meeting

- 17.1 Members noted that the next meeting of the Committee would be held at 9:30 am on Tuesday 18 September 2018 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 1.00 pm.

..... Date

Chairman