

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 20 MARCH 2018 AT 9.30 HOURS IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Leo Randall (Chairman)
Harry Oram (Deputy Chairman)
Gordon Bailey
George Bisson
Oliver Crosthwaite-Eyre
Richard Frampton
Penny Jackman
Barry Rickman
John Sanger
Richard Taylor
Pat Wyeth

Officers:

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

68 Apologies for Absence

68.1 Apologies for absence were received from Richard Clewer and Gavin Parker.

69 Declarations of Interest

- 69.1 George Bisson declared an interest in minute item 72 report item 3 as a member of Lyndhurst Parish Council.
- 69.2 Oliver Crosthwaite-Eyre declared an interest in minute item 72 report item 1 as a member of the New Forest Association.
- 69.3 Leo Randall declared an interest in minute item 72 report item 1 as a member of the New Forest Association.
- 69.4 Barry Rickman declared a personal interest in minute item 73 due to a work connection and therefore left the meeting during debate and vote on this item.
- 69.5 Pat Wyeth declared an interest in minute item 72 report item 3 as a member of Lyndhurst Parish Council.

70 Minutes

- 70.1 **RESOLVED:** That the minutes of the meeting held on 20 February 2018 be approved as a true record.

71 Chairman's Announcements

71.1 There were no announcements on this occasion.

72 Planning Applications for Committee decision (*Paper NFNPA/PDCC 257/18*)

72.1 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.	17/00878/FULL
Details	Pound Bottom Landfill Site, Forest Road, Redlynch – Completion of landfill; restoration of phase 4; re-engineering works to landfill cap of cells 1-4; temporary retention of gas utilisation plant, leachate storage tanks; stockpiling area; retention and enhancement of site conservation area
Declarations of Interest	Leo Randall Oliver Crosthwaite-Eyre
Public participants	Stuart Austin (For) Ian Carnell (For)
Decision	Subject to the prior completion of section 106 agreement, the Executive Director of Strategy and Planning be authorised to grant planning permission subject to conditions.
Conditions	<p>1 The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans and the recommendations contained within the reports, referred to below:</p> <p>L.01 Rev A - Restoration Concept (dated February 2018) L.02 - Landscape Details (dated July 2016) SUR/53-4 Issue W1 - Proposed Presettlement Levels (dated 01/2/15) PHS-01 Issue F - Cells 1 to 7 Restoration Phasing Plan (dated 11/07/16) PLA-01 Issue F - Application Boundary (dated 15/01/16) (Contours) LA.01 - Site Overview (February 2016) PLA-02 Issue W1 - Phase 4 Cells 1-7 (dated 18/01/16) Cells 8-14 Restoration Phasing Plan (dated 18/06/16) Figure 2 - Pound Bottom Compound Layout (dated 12/10/10)</p> <p>Planning Statement (dated September 2017) which includes the following; Phase 1 Habitat Survey (dated March 2016) Restoration Design Statement (dated April 2016)</p>

	<p>Litter Management Plan Landscape and Restoration Management Plan (dated 26 February 2018)</p> <p>Reason: For the avoidance of doubt and to ensure the satisfactory restoration of the site.</p> <p>2 Except in the event of emergencies, or unless otherwise agreed in writing by the Waste Planning Authority, the waste management operations and restoration hereby approved shall only be undertaken between the following hours: 07:00 – 17:00 Mondays to Fridays and 07:00 – 13:00 on Saturdays. There shall be no working on Sundays or recognised public holidays. In the event of emergency access occurring outside of the permitted hours the Waste Planning Authority shall be notified in writing of the time and reason for the access within 7 days.</p> <p>Reason: In the interests of local amenity.</p> <p>3 The acceptance and deposit of non-hazardous waste and asbestos waste (i.e. the landfill operation) shall cease on or before 31st May 2018. The operator will confirm in writing, within 28 days of the cessation of the landfill operation that it has ceased.</p> <p>Reason: To secure satisfactory restoration of the site.</p> <p>4 The restoration of cells 1 – 7 in Phase 4 shall be completed in accordance with the phasing details shown on drawing no. PHS/01 - Issue F and shall be completed on or before 31st December 2019.</p> <p>Reason: To secure satisfactory restoration of the site.</p> <p>5 The restoration of cells 8 – 14 in Phase 4 shall be completed in accordance with the phasing details shown on Cells 8-14 Restoration Phasing Plan (dated 18-06-16) on or before 31st December 2019.</p> <p>Reason: To secure satisfactory restoration of the site.</p> <p>6 The landfilling and restoration shall be completed in accordance with the pre-settlement levels shown in drawing no. SUR/53-4 - Issue W1 on or before 31st December 2019..</p> <p>Reason: To secure satisfactory restoration of the site.</p> <p>7 The restoration of the site shall be completed in accordance with drawing L.01 Rev A Restoration Concept and the details of the Landscape and Restoration Management Plan on or before 31st December 2019.</p> <p>Reason: To secure satisfactory restoration of the site.</p>
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	<p>8 Only inert material for use in restoration works shall be stockpiled within the area shown on drawing no. CSG/A077797/PLA/02 Rev A. Stockpiles shall not exceed the levels shown on drawing CSG/A077797/PLA/03 as referenced from the approved datum point located as show on drawing CON-01.</p> <p>Reason: In the interest of public amenity and to protect the landscape of the National Park.</p> <p>9 The use of the land shown on drawing no. CSG/A077797/PLA/02 Rev A for stockpiling shall cease and the land restored in accordance with the pre-settlement levels shown in drawing no. SUR/53-4 Issue W1 on or before 31st December 2019.</p> <p>Reason: To ensure the full and satisfactory restoration of the site.</p> <p>10 The ditch forming the boundary of the stockpiling area to the north and east adjacent to the Site of Special Scientific Interest and Special Area of Conservation shall be retained and kept clear of all tipped material.</p> <p>Reason: To protect the features and designation of the SSSI and SAC.</p> <p>11 All structures forming the site office and welfare facilities, and the site weighbridge, shall be removed from the site and the land restored in accordance with the details shown on drawing L.01 Rev A and the details of the Landscape and Restoration Management Plan on or before 31st December 2019.</p> <p>Reason: To ensure the full and satisfactory restoration of the site.</p> <p>12 The former wheel wash area shall be restored in accordance with the details shown on drawing L.01 Rev A and the details of the Landscape and Restoration Management Plan on or before 31st December 2019. See point 7 of the covering email.</p> <p>Reason: To ensure the full and satisfactory restoration of the site.</p> <p>13 Within three months of the date of this permission a Leachate Management Plan shall be submitted to the Waste Planning Authority for approval in writing. The management plan shall make provision for a biennial review to evidence the ongoing requirement for this infrastructure. In the absence of this, or it is concluded by the Waste Planning Authority the installation can be removed from the site, this shall be the case and the land restored within 12 weeks of that date in accordance with the</p>
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	<p>details shown on drawing L.01.</p> <p>Reason: To ensure the full and satisfactory restoration of the site and enable the Authority to review the ongoing requirements for leachate and landfill gas management following completion of landfilling.</p> <p>14 Within three months of the date of this permission a Landfill Gas Infrastructure Plan shall be submitted to the Waste Planning Authority for approval in writing. The management plan shall make provision for a biennial review to evidence the ongoing requirement for this infrastructure. In the absence of this, or it is concluded by the Waste Planning Authority the installation can be removed from the site, this shall be the case and the land restored within 12 weeks of that date in accordance with the details shown on drawing L.01.</p> <p>Reason: To ensure the full and satisfactory restoration of the site and enable the Authority to review the ongoing requirements for leachate and landfill gas management following completion of landfilling.</p> <p>15 Unless otherwise agreed in writing by the Waste Planning Authority all restoration planting and aftercare shall be undertaken in accordance with details contained in the Landscape and Restoration Management Plan (26 February 2018) as shown on drawing L.01 Rev A. For the avoidance of doubt the aftercare period shall run for 10 years after completion of the restoration.</p> <p>Reason: To secure satisfactory restoration of the site.</p> <p>16 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 secure satisfactory restoration of the site.</p> <p>17 Unless otherwise agreed in writing by the Waste Planning Authority the management of litter shall be undertaken in accordance with the Litter Management Plan (as detailed in Appendix H to the Planning Statement (dated September 2017)). For the avoidance of doubt within 3 months of the cessation of landfill operations all litter deposited around the site shall be removed.</p> <p>Reason: In the interests of public amenity.</p> <p>18 Best practicable means must be used to ensure there is no noise or dust nuisance from the site. All mechanical equipment</p>
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	<p>used on site shall be fitted with appropriate and effective silencers.</p> <p>Reason: In the interests of public amenity.</p> <p>19 No external lighting shall be installed at the site without the prior written approval of the Waste Planning Authority. Details shall include measures to prevent light pollution and to protect the landscape character of the surrounding National Park landscape. Development shall be carried out in accordance with the approved details and shall be retained thereafter in accordance with those details.</p> <p>Reason: In the interests of public amenity and to protect the National Park landscape.</p> <p>20 For the duration of the permitted waste management operations the site haul road shall be maintained so as not to result in the trafficking of mud from the site on to the public highway.</p> <p>Reason: In the interests of public amenity.</p> <p>21 All materials, machinery, waste materials and spoil shall be stored within the site as shown edged red on Dwg. PLA-01 Issue F. All contractors working on site shall be made aware of the designation afforded to the New Forest as a SSSI/SAC and shall be provided with a map that clearly shows the defined boundary of the SSSI/SAC in relation to the development site.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fixed plant or machinery, buildings, structures or erections, or private ways (other than private ways within the site of the approved restoration works) shall be erected, extended, installed or replaced at the site except those authorised by this consent, without the prior agreement in writing of the Waste Planning Authority.</p> <p>Reason: To protect the amenity and landscape of the National Park.</p> <p>23 Commercial Vehicles accessing the site shall adhere to the routing plan as shown on drawing TRA/01. All operators and drivers of commercial vehicles shall be made aware of the agreed routing plan in advance and this shall be strictly adhered to.</p>
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	Reason: In the interests of local amenity.
Voting	Unanimous

REPORT ITEM 2	
Application No.	17/00939/FULL
Details	Tatchbury Manor, Tatchbury Lane, Winsor, Southampton, SO40 2HA – Conversion of former care home to 8 No. apartments and 2 No. dwellings; associated works; car parking; refuse and cycle stores.
Public Participants	David Jobbins (For)
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: LLD1161-LAN-FIG-001 Rev 02, 17-971-008-C, LLD1161-ECO-FIG-001 Rev 01, 17-971-012-C, 17-971-010-C, 17-971-015-B, 17-971-016-B, LLD1161-ARB-DWG-002 Rev 00, LLD1161-ARB-DWG-001 Rev 02.</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 Prior to the commencement of development, including any site clearance, a detailed method statement of the proposed treatment of exterior walls, materials and method of repair and restoration should be submitted to and approved in writing by the National Park Authority.</p> <p>Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>4 No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.</p> <p>a) Typical joinery details including window/doors, eaves, verge,</p>

	<p>bargeboards.</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 No development shall take place until a written scheme of historic building investigation (WSI) to include:</p> <p>A The programme and methodology of historic building investigation and recording and the nomination of a competent persons(s) or organisation to undertake the agreed works; and B The method of dissemination and deposition of resulting material (this part of the condition shall not be formally approved until these element have been fulfilled in accordance with the programme set out in the WSI has been submitted to and approved by the National Park Authority in writing covering the points in the informative.</p> <p>Reason: The building is a non-designated heritage asset where the recording of features of historic and architectural interest 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>6 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:</p> <p>(a) a specification for new planting (species, size, spacing and location); (b) a method and programme for its implementation and the means to provide for its future maintenance.</p> <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>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</p>
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	<p>with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>8 Prior to the commencement of development ecological mitigation for the Solent 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>9 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>10 The development hereby permitted shall not be occupied until the arrangements for the 20 unallocated car parking spaces (as indicated on drawing no. LLD1161-LAN-FIG-001 Rev 02) shall be provided within the curtilage of the site and subsequently maintained and kept available solely for that purpose 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> <p>11 Visibility splays in accordance with the relevant standards shall be provided at the junction of the proposed access with the public highway before development commences and this visibility splay shall thereafter be kept free of any obstacles over 600mm in height at all times.</p>
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	<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 4 of the National Planning Policy Framework.</p> <p>12 No demolition or development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a 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>Informative(s):</p> <p>1 In connection with condition 5 relating to historic building recording, as a minimum the written scheme of investigation will need to be prepared and implemented by a suitable professionally accredited heritage practice. The work needs to consist of a full photographic record with two sets of photographs being provided (digital coloured photographs on high grade photographic paper are acceptable) and suitably mounted and provided in archival binders. The photographs should be numbered and a plan provided showing the location from which the images have been taken. The digital images should be provided on a CD along with the plan and a brief note of the circumstances of the work to be provided. Photographs need to contain a photographic scale and indication of the north point on the site. The photographic image should be submitted to the New Forest National Park Archaeologist for onward transmission to the Hampshire County Record Office and the Christopher Tower Library at the New Forest Centre. The digital record should be made available to the Archaeological Data Service.</p>
Voting	Unanimous

REPORT ITEM 3	
Application No.	18/00015/VAR
Details	Pondhead, Near Lyndhurst, New Forest – Application to vary Condition 2 of planning permission 15/00294 to allow minor material amendment to retain the western link channel as built.

Public Participants	Lord Manners (Official Verderer For) Sonia Lorenzo-Martin, Helen Kent, Bob Sargent (responded to questions as required) Cllr Sutti Se Upara (Lyndhurst Parish Council)
Comments	Following detailed discussion Members were minded to amend condition 1 to increase the monitoring stage of phase 2 of the application to a 12 month period running from October 2018 to October 2019.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 The scheme hereby approved shall be implemented in two phases. Phase 1 will comprise Items 1-5 and 7-13 as set out on the 'Proposed Site Plan and Description of Work Drawing Number 004 Rev A'. Phase 2 will comprise Item 6 on the same drawing: 'Infill western side channel, leaving a shallow overflow channel'.</p> <p>Phase 2 will only be undertaken following a twelve month period of monitoring between the months of October and October, following implementation of Phase 1 to assess whether the link is sufficient to carry the necessary flows into the eastern side drain. Details of the programme of monitoring of the link and the conclusions drawn shall be submitted in writing to, and approved by, the New Forest National Park Authority following the completion of the twelve month monitoring period. Should it be demonstrated at that stage that the link is sufficient to carry the necessary flows then any temporary dam can be removed and the western side drain infilled, leaving the shallow overflow channel as set out on the 'Proposed Site Plan and Description of Work Drawing Number 004 Rev A'. Notwithstanding the details of the proposed link between the eastern and western side channels shown on 'Proposed Site Plan and Description of Work Drawing Number 004 Rev A', the link shall be implemented as per 'Figure 1a: Pondhead Location of Western Link Channel- Revision A' hereby approved, unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To allow time to monitor and assess the performance of the link between the western and eastern channels and to minimise the effect of flooding on the occupants of the adjacent properties in accordance with Policies DP1 and DP4 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>2 The works shall be carried out in accordance with the details as set out in the submitted Construction Environmental Management Plan and Biodiversity Statement prepared by LUC dated April 2015, unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To safeguard protected species and habitats in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management</p>

	<p>Policies (DPD) (December 2010).</p> <p>3 A) All ground works or development will be subject to the submitted Written Scheme of Investigation for Archaeological Mitigation Works (WSI) by Oxford Archaeology dated July 2016 Issue Number 3. The programme and methodology of site investigation and recording will conform to the submitted Written Scheme of Investigation WSI in respect of:</p> <p>The programme for post investigation assessment The methodology as defined in the WSI for site investigation and recording The methodology for publication and dissemination of the analysis and records of the site investigation as provided in the WSI The archive deposition of the analysis and records of the site investigation as provided in the WSI. That a competent person or persons/organisation undertakes the works as set out within the Written Scheme of Investigation.</p> <p>B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation. The site investigation and post investigation assessment must be completed in accordance with the programme set out in the Written Scheme of Investigation and provision made for analysis, publication and dissemination of results and archive deposition to be submitted for agreement by the New Forest National Park's Archaeologist.</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>
Voting	8:3

REPORT ITEM 4	
Application No.	18/00022/VAR
Details	Hall and Former Scout Hut, Brookley Road, Brockenhurst – Application to vary condition 2 of appeal reference APP/B9506/W/15/3139150 to planning permission 15/00342 to allow minor material amendment
Decision	Application Withdrawn

73 Roeshot SANG – Delegation of Enforcement Powers to Christchurch Borough Council (Paper NFNPA/PDCC 258/18)

73.1 Julia Mutlow introduced her report reminding Members that on 20 March 2017 the Authority granted planning permission for a SANG (suitable alternative natural greenspace) at Roeshot, Christchurch, a similar application was also granted by NFDC for land in their administrative area. The permissions were granted for the delivery of the SANG to mitigate the impact of a proposed residential development in Christchurch.

73.2 It was explained that this report asked Members to consider authorising the Executive Director of Strategy and Planning to enter into an agreement delegating enforcement powers to Christchurch Borough Council over the Roeshot SANG. Following discussion, Members unanimously agreed to the recommendation.

RESOLVED: That the Planning Committee recommend to the full Authority that the Executive Director of Strategy and Planning be authorised to enter into an inter-authority agreement, relating to land at Roeshot and being the subject of planning permission 16/00846, delegating such enforcement powers, as he deems appropriate to Christchurch Borough Council.

Voting: Unanimous

74 Planning Appeal Decisions (Paper NFNPA/PDDC 259/18)

74.1 There were no new appeal decisions on this occasion.

75 Items of urgent business

75.1 There were no further items of business.

76 Date of next meeting

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

The meeting ended at 10:45 am.

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Chairman

Date