

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 16 APRIL 2019 AT 9.30 AM 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  
Ann Sevier  
Richard Taylor  
Pat Wyeth

*Officers:*

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Frances Connolly	Executive Assistant
Rachel Pardey	Administration Assistant

**75 Apologies for Absence**

75.1 Apologies were received from John Sanger

**76 Declarations of Interest**

76.1 George Bisson and Pat Wyeth declared an interest in minute item 79 report item 4 as both are members of Lyndhurst Parish Council.

**77 Minutes**

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

**78 Chairman's Announcements**

78.1 The Chairman announced that it was Richard Frampton and Pat Wyeth's last planning meeting and thanked them for their service on the committee.

**79. Planning Applications for Committee Decision (*Paper NFNPA/PC 288/19*)**

79.1 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>18/00382/FULL</b>
<b>Details</b>	Broadbridge Farm, Rossiters Lane, Woodlands, Southampton SO40 7HX – Retention of external barn as built together with insertion of mezzanine floor; change of use to office/storage
<b>Decision</b>	Members were minded to defer this application in order to clarify the intent of use and associated parking on the site.
<b>Voting</b>	Unanimous

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>18/00794/FULL</b>
<b>Details</b>	Broom Copse Farm, Ellingham Drove, Moyles Court, Rockford, Ringwood BH24 3NF – Agricultural dwelling; outbuilding; raised patio area; treatment plant
<b>Public Participants</b>	Adrian Phillips (For) Tom Hordle (For) Mike Meeks - Rockford Residents’ Group (Against)
<b>Comments</b>	Following discussion members were minded to add further conditions
<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 occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.</p> <p>Reason: The dwelling is only justified on the basis that it is necessary to provide accommodation for an agricultural worker in accordance with Policy DP13 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 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>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 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 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>7 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 statement by John Shutler Tree Services Arboricultural Report dated 10 October 2018.</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>8 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. In doing so, the applicant must demonstrate that the raised finished floor levels for the proposed dwelling are set above the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change.</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 having regard to the site's location within the designated flood zone and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>9 No development shall be carried out until proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the New Forest National Park Authority. Such proposals must:</p> <ul style="list-style-type: none"> <li>• Provide for mitigation in accordance with the Authority's Interim Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect; and</li> <li>• Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.</li> </ul> <p>The development shall be carried out in accordance with and subject to the approved proposals.</p> <p>Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC), in accordance with the Authority's Interim Phosphorus Mitigation Strategy.</p> <p>10 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the</p>
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	<p>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) a woodland management plan;</li> <li>d) areas for hard surfacing and the materials to be used;</li> <li>e) other means of enclosure; and</li> <li>f) 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 The woodland management plan, and 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>12 The compensatory void area underneath the dwelling shall be retained as an open and clear area in perpetuity in accordance with a maintenance plan to be submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure that the development is maintained in an appropriate way having regard to the site's location within the designated flood zone and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>18/00977/FULL</b>
<b>Details</b>	38 Peterscroft Avenue, Ashurst, Southampton SO40 7AB – Single storey extension; demolition of existing garage
<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 No development shall take place above slab level until the demolition of the detached garage has been carried out.</p> <p>Reason; To ensure an appropriate level of built development and to comply with Policy 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 Development shall only be carried out in accordance with drawing no: MT/1547/1 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 CP8 and DP1 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>19/00063/FULL</b>
<b>Details</b>	Woodpeckers, Sandy Lane, Lyndhurst SO43 7DN – New dwelling; garage; access alterations
<b>Public Participants</b>	Ben Christian (For) Ian Wood (Against) Cllr Reeve (Lyndhurst Parish Council)
<b>Declarations of interest</b>	George Bisson and Pay Wyeth both members of Lyndhurst Parish Council
<b>Comments</b>	Following discussion members were minded to add further conditions and remove permitted development rights.
<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: 101 Rev A, 102 Rev C, 103 Rev A and 104 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 be as set out in the Materials Schedule Issue 2 received on 12 April, namely:</p> <p>Roof - Dark grey slate Dormer - Painted light-grey Timber Wall - Brick: Anglian Red Rustic</p> <p>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 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</p>

	<p>Order shall be erected or carried out on either the proposed dwelling or Woodpeckers 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>5 The garage 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>6 The ecological mitigation (SPA contribution) shall be paid in full in accordance with the details set out in the submitted planning obligation.</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>7 The building the subject of this permission shall not be first occupied until:</p> <p>(a) the means of enclosure, i.e. the 1.8m high close-boarded fence along the southern boundary of the site, has been implemented in accordance with the details thus approved.</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>8 The conservatory hatched green on the attached drawing shall be removed prior to the occupation of the approved new dwelling.</p> <p>Reason: In view of the characteristics of the plot, to ensure that there would be sufficient amenity space in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p>
<b>Voting</b>	9:2



**80 Planning Appeal Decisions (Paper NFNPA/PC 289/19)**

80.1 Members noted the appeal decision.

**81 Items of urgent business**

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

**82 Date of next meeting**

82.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 21 May 2019 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:00 am.

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Chairman

Date .....