

FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 20 AUGUST 2019 IN THE COUNCIL CHAMBER, LYMINGTON
TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Leo Randall (Chairman)
Gordon Bailey (Deputy Chairman)
Sue Bennison
George Bisson
David Bence
Gavin Parker
Caroline Rackham
Barry Rickman
John Sanger
Ann Sevier
Richard Taylor

Officers:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
Clare Ings	Senior Planning Officer
Carly Cochrane	Planning Officer
David Illsley	Policy Manager
Frances Connolly	Executive Assistant
Rachel Pardey	Administration Assistant

1 Apologies for Absence

1.1 Apologies for absence were received from Oliver Crosthwaite-Eyre.

2 Declarations of Interest

2.1 There were no declarations of interest on this occasion.

3 Minutes

3.1 **RESOLVED:** That the minutes of the meeting held on 16 July 2019 be approved as a true record.

4 Chairman's Announcements

The Chairman informed Members of two forthcoming events which they were welcome to attend. The Planning training event for Parish and Town Councils had been scheduled to take place on the afternoon of Wednesday 4 September. The Members'

planning workshop will be held at the New Forest Heritage Centre in Lyndhurst on the morning of Thursday 12 September. The Chairman advised further details would be circulated to members.

5 Planning Applications for Committee Decision (Paper NFNPA/PC 298/19)

5.1 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.	19/00411/FULL
Details	Lamberts Cottage, Cowpitts Lane, Poulner, Ringwood, BH24 3JX Insertion of 3no. velux windows; single storey rear extension; alterations to fenestration; new porch; render; removal of existing conservatory and porch
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: 3135/P1 Rev A, 3135/P2 Rev A, 3135/P3, 3135/P4, 3135/P5 Rev A, 3135/P6 Rev A, 3135/P7 Rev A, 3135/P8 Rev A, 3135/P9.</p> <p>3 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 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>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 Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>6 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 appearance of the conservation area 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>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 confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.</p>
Voting	10:1

REPORT ITEM 2	
Application No.	19/00474/FULL
Details	Rose Cottage, Station Road, Sway, Lymington, SO41 6BE Outbuilding
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 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>3 Development shall only be carried out in accordance with Drawing nos: 1, 2, 3, 4, 5 and 6. 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 The external facing materials to be used in the development shall be as stated on the application form hereby approved, 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>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>

	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).
Voting	Unanimous
REPORT ITEM 3	
Application No.	19/00508/FULL
Details	Cherry Lea, 215 Woodlands Road, Woodlands, Southampton, SO40 7GJ Replacement conservatory roof
Public Participants	Mr and Mrs F Taylor
Decision	Planning consent <u>refused</u>
Reason	The proposed development would result in the significant further increase in habitable floor space of the dwelling since 01 July 1982. Contrary to the aims of Policy DP11 and Condition 3 of planning permission 08/93238 to minimise the impact of buildings and activity generally in the countryside, this enlargement of incorporating the conservatory into the main habitable accommodation of the dwelling by virtue of the change in the roof materials would result in an unacceptably large dwelling that would cumulatively be harmful to the unique rural qualities of the New Forest National Park without justification. The proposals would therefore be contrary to the Policies DP11 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	10:1

6 Hythe and Dibden Neighbourhood Plan (Paper NFNPA/PC 299/19)

David Illsley introduced his report and summarised the work that has taken place over the last 4 years for the Neighbourhood Plan. Around a third of Hythe and Dibden parish lies within the National Park and the Authority had worked closely with the Parish Councils and District Council and the Plan was near completion.

Mr Illsley went on to explain that the draft Neighbourhood Plan has undergone several stages of public consultation, which followed an independent Examination process which concluded recently. Mr Illsley highlighted the main recommendations given by the examiner, as well as the Authority’s proposed responses, further explaining that this would form part of a ‘Decision Statement’ which will set out the modifications to the Neighbourhood Plan. The Planning Committee were asked to endorse the proposed responses to the Examiner’s recommended modifications as set out in the report. The views of the Planning Committee would be reported to the full Authority meeting on 29 August 2019 where a formal decision would be made. Once the draft Plan has been amended, New Forest District Council would arrange a local referendum and if the majority were in favour of the plan, it will be formally endorsed at a further National Park Authority meeting. The Neighbourhood plan would then become part of

the statutory 'development plan' for the part of the National Park within the parish of Hythe and Dibden; forming the basis of planning decisions in that area.

7 Planning Appeal Decisions (Paper NFNPA/PC 300/19)

7.1 Members noted the appeal decisions.

7.2 Steve Avery reported that the Authority had received a written response from the Planning Inspectorate following a letter from the NPA to the Inspectorate questioning the reasoning behind allowing the appeal at South Sway Orchard. The letter confirmed the Inspectorate's view on this matter. Mr Avery undertook to circulate the letter from the Inspectorate to members.

7.3 Mr Avery went on to give an overview of the other appeal decision which members noted.

8 Items of urgent business

8.1 There were no further items of business.

Date of next meeting

Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 17 September 2019 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:45 am.

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Chairman

Date