

FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 16 JULY 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
Sue Bennison
George Bisson
Oliver Crosthwaite-Eyre
Gavin Parker
Barry Rickman
John Sanger
Ann Sevier
Richard Taylor

Officers:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
Carly Cochrane	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

1 Apologies for Absence

1.1 Apologies for absence were received from Caroline Rackham.

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 18 June 2019 be approved as a true record.

4 Chairman's Announcements

4.1 The Chairman advised committee members that they would have received an email with letter attached which was sent to the Planning Inspectorate regarding South Sway Orchard as agreed at the previous Planning Committee meeting.

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.	19/00102/FULL
Details	Hazel Copse Farm, Hatchet Lane, Beaulieu, Brockenhurst SO42 7WA – Temporary siting of Portacabin with cladding for office use (Class B1(a))
Public Participants	Maureen Holding (District Ward Councillor)
Decision	Planning consent <u>refused</u>
Reasons	1 It is not considered that there is sufficient justification or need for the siting of a temporary portacabin, and the development, by virtue of its location, scale and design, would have a detrimental visual impact on the immediate surroundings and wider landscape of the National Park. It would therefore be contrary to Policies CP14, DP1 and DP17 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	Unanimous

REPORT ITEM 2	
Application No.	19/00290/FULL
Details	8 Peterscroft Avenue, Ashurst, Southampton SO40 7AB – Pitched roof; new glazed gable and cladding to existing outbuilding
Public Participants	Ben Kelly (Agent) Cllr Sue Robinson (Ashurst and Colbury Parish Council)
Decision	Planning consent <u>refused</u>
Reasons	1 The combined massing of the proposed roof alterations, conspicuous glazed frontage, together with the adjacent previously enlarged outbuilding, would appear as a prominent, incongruous development upsetting the openness of the site particularly when viewed from neighbouring properties. Visually, both of these outbuildings would combine to compete with the host property (already subject to a significant degree of enlargement) and other buildings in the immediate locality amounting to a harmful overdevelopment of the site. The proposed new roofline and prominent glazing would result in a building which would not appear as an incidental outbuilding, but as a significant building in its own right, resulting in a significant degree of visual intrusion when viewed from neighbouring properties. The proposal would therefore conflict with Policies DP1, DP12 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) along with the New Forest Design Guide Supplementary Planning Document 2011 which seeks to ensure

	that outbuildings are subservient to the dwelling in scale and appearance.
Voting	Unanimous

REPORT ITEM 3	
Application No.	19/00358/FULL
Details	Land Adjacent to 229 Woodlands Road, Woodlands, Southampton SO40 7GJ – Retention of agricultural building
Public Participants	Keith Godwin (Agent)
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</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 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> <p>4 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should this use cease the building shall be removed from the site, and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority beforehand, within 6 months of the cessation of that use.</p> <p>Reason: In order to preserve the character and appearance of the area in accordance with the requirements of Policies DP20 and CP8 of the New Forest National Park Core Strategy.</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>
Voting	10:0, 1 abstention

REPORT ITEM 4	
Application No.	19/00369/FULL
Details	Langley Orchard, Lepe Road, Langley Southampton SO45 1XR – Single storey rear extension; raised patio
Comment	Committee members were not persuaded that the conservatory pre-dated 1982 and therefore the cumulative floorspace would be greater than what was stated in the report.
Decision	Planning consent <u>refused</u>
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>
Voting	Unanimous

6 Planning Appeal Decisions (Paper NFNPA/PC 294/19)

6.1 Members noted the appeal decisions.

7 Items of urgent business

7.1 There were no further items of business.

8 Date of next meeting

8.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 20 August 2019 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:45 am.

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Chairman

Date