

FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 JUNE 2019 AT 9.30 AM IN THE COUNCIL CHAMBER, LYMINGTON
TOWN HALL, LYMINGTON SO41 9ZG

Present:

Members:

Leo Randall (Chairman)
Gordon Bailey (Deputy Chairman)
George Bisson
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
Clare Ings	Senior Planning Officer
David Illsley	Policy Manager
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

92 Apologies for Absence

92.1 Apologies for absence were received from David Bence, Richard Clewer, and Oliver Crosthwaite-Eyre.

93 Declarations of Interest

93.1 There were no declarations of interest on this occasion.

94 Minutes

94.1 **RESOLVED:** That the minutes of the meeting held on 21 May 2019 be approved as a true record.

95 Chairman's Announcements

95.1 The Chairman advise members that the HR Hub training which was due to follow the meeting had been cancelled and Vicki Gibbon would let members know when this would be rescheduled.

96 Planning Applications for Committee Decision (*Paper NFNPA/PC 293/19*)

96.1 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.	19/00265/FULL
Details	Hollins Nursey, Sway Road, Pennington, Lymington SO41 8LJ – 8no. single storey B1 (office) units with associated parking for 12 vehicles; new access; demolition of existing buildings
Public Participants	James Cain (For) John Shield (For) Cllr Alan Penson (Lymington and Pennington Town Council)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 There is no provision in the New Forest National Park Core Strategy for new business development in open countryside, particularly as it would not involve the re-use of existing buildings or the redevelopment of an established employment use. It has not been demonstrated that the proposal would be of any direct benefit to the local community or that it would contribute to the understanding and enjoyment of the New Forest. The proposal would set an undesirable precedent for similar proposals thereby leading to further erosion of the visual amenities of the area and a significant increase in vehicular activity. The proposed development would therefore be contrary to policies DP1 and CP14 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p> <p>2 The proposed office units, parking and access would constitute an undesirable and unjustified form of development in this part of the New Forest National Park, which would have an adverse visual impact upon the intrinsic character of the site and the rural street scene. The buildings by virtue of their scale and expansive, spreading layout, would be at odds with the rural characteristics of the site and the wider area. Their impact would be exacerbated further by the proposed access which would open up views into the site, particularly when having regard to the likely requirement to remove additional vegetation to provide adequate visibility splays. The proposed development would therefore be contrary to Policies DP1 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p>
Voting	7:1

REPORT ITEM 2	
Application No.	19/00305/FULL
Details	Cordelia, Ringwood Road, Woodlands, Southampton SO40 7GX – Single storey extension

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, taking into account a previous enlargement, 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

REPORT ITEM 3	
Application No.	19/00339/FULL
Details	Greenwood, Manchester Road, Sway, Lymington SO41 6AS – Single storey side extension
Public Participants	Brent Knox (For) Cllr James Willis (Sway Parish Council)
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: 7113 PL 01 Rev A, 7113 PL,03, 7113 PL 04.</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 No windows shall be inserted into the side (south) elevation of the extension hereby approved.</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>Informative(s):</p> <p>1 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.</p>
Voting	

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

- 97.1 Following discussion committee members unanimously agreed that a letter be drafted on behalf of the Authority to the Planning Inspectorate to highlight the anomalies and inconsistencies in recent appeal decisions, to be sent to coincide with the adoption of the new Local Plan. Members also requested that a further letter be drafted now to express concerns about the illogical reasoning in the Inspector’s decision regarding South Sway Orchard.
- 97.2 Steve Avery reported that the Authority had been awarded costs associated with the Lyndhurst Park Hotel appeal, following Pegusus Life’s decision to withdraw the appeal in December 2018
- 97.3 Mr Avery also updated committee members on a current enforcement investigation relating to land at Vernon Dean, Ringwood Road, Ripley. The site had previously been awarded a certificate of lawfulness for use as a caravan site, the site had subsequently been sold and had now been acquired by a company which is planning to develop it further. NFDC had received an application for a site licence for 80 residential mobile homes to be placed on site. He explained that on all the available information to date it appeared that this would not require planning permission, exposing a loophole in planning law concerning the definition of a caravan and wider immunity provisions. Members agreed that the Authority should make representations to MHCLG concerning the intended use of the site and the fact that planning permission might not be required.
- 97.4 Members noted the appeal decisions.

98 Community Infrastructure Levy (CIL) Update (Paper NFNPA/PC 295/19)

- 98.1 David Illsley introduced his report to the planning committee explaining that the Community Infrastructure Levy (CIL) is a levy which was introduced by the Government in 2010 which planning authorities can choose to charge on new developments. Currently only the South Downs NPA of the ten English national park

authorities have adopted CIL. However all of the planning authorities which surround the New Forest National Park had now implemented CIL.

98.2 Mr Illsley explained that the introduction of CIL would require significant resources, but that 5% of CIL revenue can be used to support its administration and this would make a useful contribution to the initial set up costs. The policy team had previously met with colleagues at the South Downs NPA who had operated CIL for two years and had given a useful insight into the process. Some initial CIL viability work had previously been undertaken in 2017 which had produced some baseline information and indicated a CIL charge of circa. £200 per square metre would be achievable across the Park. Further viability work would be required to support the introduction of CIL.

98.3 David Illsley concluded that previously members resolved to keep the situation regarding CIL under review and that it was now felt that the continuing restrictions on S106 contributions make CIL the most appropriate mechanism for ensuring new development contributes to local infrastructure. Committee members were asked to support the principle of developing a Community Infrastructure Levy charging schedule for the New Forest National Park, with the recommendation of the Planning Committee to be presented to the full Authority meeting in July for endorsement.

Resolved, that

Planning committee members endorse the principle of developing a Community Infrastructure Levy (CIL) charging schedule for the New Forest National Park and a further report will be presented at the full Authority meeting in July for final approval.

Voting: Unanimous

99 Items of urgent business

99.1 Steve Avery advised the committee that further planning training for Parish Councils and members would be arranged in the autumn following adoption of the new Local Plan and he would advise dates as soon as possible.

100 Date of next meeting

100.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 16 July 2019 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:15 am.

.....
Chairman

Date