

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 17 OCTOBER 2017 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
Richard Frampton
Penny Jackman
Gavin Parker
Barry Rickman
John Sanger
Richard Taylor
Pat Wyeth

Officers:

Steve Avery	Executive Director Strategy and Planning
Julia Mutlow	Monitoring Officer
Natalie Walter	Principle Planning Officer
Ann Braid	Planning Officer
Hannah Chalmers	Tree Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

26 Apologies for Absence

26.1 Apologies for absence were received from Oliver Crosthwaite-Eyre and Richard Clewer.

27 Declarations of Interest

27.1 Harry Oram declared an interest in minute item 30 report item 2 as a Member of Brockenhurst Parish Council.

28 Minutes

28.1 **RESOLVED:** That the minutes of the meeting held on 19 September 2017 be approved as a true record.

29 Chairman's Announcements

29.1 The Chairman welcomed the two new Secretary of State Members to the Planning Committee, Gavin Parker and Richard Taylor.

30 Planning Applications for Committee decision (Paper NFNPA/PDCC 245/17)

30.1 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.	17/00491/FULL
Details	Tyrrell Lodge, Southampton Road, Lyndhurst SO43 7BQ - Access
Decision	APPLICATION WAS WITHDRAWN

REPORT ITEM 2	
Application No.	17/00564/ADV
Details	Enzee Ristorante, Station Approach, Brockenhurst SO42 7TW – Installation of 1No. non illuminated panel sign; 4No. non illuminated window graphic signs (Application for Advertisement Consent)
Public Participants	Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Declarations of Interest	Harry Oram
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<ol style="list-style-type: none"> 1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority. 2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. 3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority. 4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. 5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, and road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use if any highway, railway, waterway or aerodrome (civil or military).
Voting	8:2, 1 abstention

REPORT ITEM 3	
Application No.	17/00658/FULL
Details	Land to the Rear of Post Box Cottage, Wootton Road, Tiptoe, Lymington SO41 6FT – Toilet facility, storage building
Public Participants	Jerry Davies (Agent, 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 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>3 No activity shall take place on the site in connection with the approved use other than between the hours of 08:00 and 18:00 Monday to Fridays, not including recognised public holidays.</p> <p>Reason: To safeguard the amenities of nearby residential properties 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.s 1, 2, 3, 4, 5, 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>5 No development shall take place until details of the means of disposal of foul and surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only take place in accordance with the</p>

	<p>approved details.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	Unanimous

REPORT ITEM 4	
Application No.	17/00681/FULL
Details	Marico House, Brook Hill, Bramshaw SO43 7JB – Continued use of land as B1 office; single storey extension to existing office building
Public Participants	Jerry Davies (Agent, For) John Riding (For) Cllr Sue Bennison (Bramshaw)
Comments	A proposal was made to grant the application, however following subsequent vote (5:6) this was not carried forward. Members therefore resolved to refuse the application as per officer’s recommendation.
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed development, by virtue of its scale and massing, would have a detrimental visual impact in the wider landscape and on the character and appearance of the conservation area. The development would therefore be contrary to policies DP1, DP17 and CP14 of the New Forest National Park Core Strategy and development Management Policies DPD (2010).
Voting	6:5

REPORT ITEM 5	
Application No.	17/00703/FULL
Details	The Sycamores, Grove Lane, Redlynch, Salisbury SP5 2NR - Cladding
Public Participants	Phil Rodgers (Applicant)
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed use of a non-traditional cladding material would neither preserve nor enhance the character and appearance of the National Park, creating an unacceptable level of harm to the site and wider area. As such the proposal is contrary to Policies DP1, DP6 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).
Voting	8:3

REPORT ITEM 6	
Application No.	17/00710/FULL
Details	The Beeches, Romsey Road, Ower, Romsey SO51 6AF – Continued mixed use of land and siting of timber clad mobile home for use as day-room in conjunction with care and adult support use
Public Participants	Deborah Slade (Agent, For) Steve Day (Applicant) Neville Penman (NFNPA Authority Member)
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed development would introduce a new business activity into the New Forest outside the defined villages which would neither support the well-being of the local community, nor maintain the land-based economy or cultural heritage of the National Park. It fails to demonstrate how the development would be small scale and could be achieved without having an adverse impact on the physical appearance of the site. This would be compounded by the intensification of the site and increased level of activity generated by the use which would have an unacceptable impact upon the character and appearance of the countryside to the detriment of the Park's special qualities. The proposal would therefore be contrary to policies DP1, DP6, CP14 and CP17 of the New Forest National Park Authority Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	8:1, 2 abstentions

REPORT ITEM 7	
Application No.	TPO/0040/17
Details	The Barn, Hundred Lane, Portmore, Lymington SO41 5RG – T1 – Oak Tree – Situated to the northern boundary of the properties known as The Barn and Oak Tree Cottage
Public Participants	Phillip Butterworth (Against)
Decision	To confirm the Tree Preservation Order
Voting	10;0, 1 abstention

31 Planning Appeal Decisions (*Paper NFNPA/PDDC 246/17*)

31.1 Members noted the appeal decisions.

32 Items of urgent business

32.1 Steve Avery advised Members that a Local Plan workshop would be taking place on Monday 6 November, this would be the final workshop before the draft Local Plan is reported to the Full Authority in December. He asked Members to confirm with Vicki Gibbon if they were able to attend.

33 Date of next meeting

33.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 21 November 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:45 am.

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Chairman

Date