

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 17 DECEMBER 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
Caroline Rackham
Barry Rickman
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
Tony Spence	Policy Officer
Denise Allen	Member Services Administrator
Rachel Pardey	Administration Assistant

34 Apologies for Absence

34.1 Apologies for absence were received from Richard Clewer, Gavin Parker, John Sanger and Ann Sevier.

35 Declarations of Interest

35.1 There were no declarations of interest on this occasion.

36 Minutes

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

37 Chairman's Announcements

37.1 There were no chairman's announcements on this occasion.

38 Planning Applications for Committee Decision (*Paper NFNPA PC 312-19*)

38.1 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.	19/00722/FULL
Details	50 Ashdene Road, Ashurst, Southampton, SO40 7DN - Single storey rear extension; roof alterations and new dormer window to facilitate additional first floor accommodation.
Public Participants	None
Decision	Planning consent was <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; or the carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order; whichever is the sooner.</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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>2. Development shall only be carried out in accordance with drawing numbers 01 and 01 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3. 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</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</p>

	<p>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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.</p> <p>Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). Also in order to safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6. The first floor window on the side (north east) elevation hereby approved shall at all times be obscurely glazed and non-opening other than the fan light.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7. The rooflight on the side (north east) elevation hereby approved shall at all times be obscurely glazed and non-opening.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>8. No additional roofspace shall be converted to form habitable space in the areas hatched green on drawing number 01 A.</p> <p>Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	19/00766/FULL
Details	54 Ashdene Road, Ashurst, Southampton, SO40 7DN – First floor extension; 2no. new dormers to facilitate additional first floor habitable accommodation; raised decking
Public Participants	None
Comments	Members requested that officers insert an additional condition to ensure that the shower room window was of obscured glazing.
Decision	Planning consent was <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; or the carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order; whichever is the sooner.</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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>2. Development shall only be carried out in accordance with Drawing numbers: 1, 01-04/13, 03-04/13. 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3. 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</p>

	<p>appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>4. 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>5. The first floor dormer window on the north eastern elevation and first floor dormer window upon the southwestern elevation serving the shower room hereby approved shall at all times be obscurely glazed and non-opening, other than a fan light.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6. No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.</p> <p>Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). Also in order to safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	Unanimous

REPORT ITEM 3	
Application No.	19/00799/FULL
Details	Land at Arnewood Bridge Road, Off Barrows Lane, Sway, Hampshire, SO41 6ER - Retention of barn
Public Participants	Cllr Lisa Thomas (Sway Parish Council)
Comments	The Planning Officer notified members of two minor amendments to the wording of the conditions on report item 3 which are reflected below.
Decision	Planning consent was <u>granted</u> (subject to conditions)
Conditions	<p>1. The building the subject of this permission shall be used for agricultural storage only and for no other commercial, business or storage purposes whatsoever. If in the future the building is no longer required for agricultural purposes, it shall be demolished within three months of the cessation of the agricultural use and the land restored to its former condition.</p> <p>Reason: The building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP50 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>2. No 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 DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	Unanimous

39 Planning Appeal Decisions (*Paper NFNPA PC 313-19*)

- 39.1 Members noted the appeal decisions.
- 39.2 Steve Avery, Executive Director Planning and Strategy noted as very positive the Inspector’s clear statement at para 12 of the ‘Sturtmoor’ appeal that applicants should not try to use the appeal process to evolve a scheme.
- 39.3 Mr Avery advised members that the Authority’s informal guidance leaflet entitled ‘Planning Information Leaflet, Extensions to Dwellings’ (referenced at paras 32 and 33 of ‘The Breakers’ appeal) was already in the process of being updated.

40 Revised Habitat Mitigation Scheme SPD – Approval for Consultation (*Paper NFNPA PC 314-19*)

- 40.1 Tony Spence summarized the key elements of the Revised Habitat Mitigation Scheme and the most important revisions to the Authority’s existing habitat mitigation scheme as presented at the meeting of 19 November 2019. Mr Spence emphasized that, as supported by both the HRA of the recently adopted Local Plan and Natural England,

mitigation would be necessary for all new residential and visitor accommodation and would need to be sufficient to cover the full lifetime of the development.

- 40.2 Mr Spence explained that the Authority should use the revised mitigation measures and developer contribution level included in the draft Revised Scheme for current planning applications that require mitigation in order to include the most up-to-date information on mitigation to satisfy the requirements of the Habitat Regulations. He confirmed that this would not preclude adjustments to the scheme following the public consultation. Mr Spence also confirmed that the viability of a higher contribution level for development was tested as part of the Whole-Plan viability evidence for the Local Plan's Examination and so had already been factored into viability considerations.

RESOLVED: that the habitat mitigation measures and the higher developer contribution levels included in the draft Revised Habitat Mitigation Scheme for new planning applications that require mitigation be recommended to the full Authority meeting on 18 December 2019 for immediate application.

Voting: Unanimous

41 Section 106 Monitoring Fee (Paper NFNPA PC 315-19)

- 41.1 Steve Avery proposed a proportionate fee schedule to enable the Authority to offset the cost of ensuring legal compliance where monitoring of a development under a Section 106 agreement is required. He advised members that fee income versus costs would be monitored on an ongoing basis, with annual reporting back to members each March when adjustments could be made accordingly.

RESOLVED: that members endorse the principle of charging a proportionate fee for the monitoring of legal planning obligations, and that a final decision be made at the full Authority meeting on 18 December 2019.

Voting: Unanimous

- 41.2 Mr Avery invited all members and officers to attend the Building Design Workshop scheduled for 28 January 2020 at the New Forest Heritage Centre, Lyndhurst.

42 Any other items which the Chairman decides are urgent

- 42.1 There were no further items of business.

43 Date of next meeting

- 43.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 21 January 2020 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 10:20 am.

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Date

Chairman