

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 19 NOVEMBER 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
George Bisson
Sue Bennison
Caroline Rackham
Barry Rickman (to start of report item 7)
John Sanger
Richard Taylor

Officers:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Carly Cochrane	Planning Officer
Tony Spence	Policy Officer
Frances Connolly	Executive Assistant
Denise Allen	Member Services Administrator

24 Apologies for Absence

- 24.1 Apologies for absence were received from Oliver Crosthwaite-Eyre, Gavin Parker, and Ann Sevier.

25 Declarations of Interest

- 25.1 Leo Randall declared a non-pecuniary interest in minute item 28 report item 4, as a member of the New Forest Association (Friends of the New Forest).
- 25.2 Caroline Rackham declared a personal interest in minute item 28 report item 6, due to occasional dealings with the Exbury Estate.

26 Minutes

- 26.1 **RESOLVED:** That the minutes of the meeting held on 15 October 2019 be approved as a true record.

27 Chairman's Announcements

- 27.1 The Chairman welcomed Denise Allen as the new Member Services Administrator.

28 Planning Applications for Committee Decision (*Paper NFNPA/PC 308/19*)

28.1 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.	19/00512/FULL
Details	Linford Park Nursing Home, Linford Road, Linford, Ringwood, BH24 3HX – Retention of 2No. bunds/bladders for drainage purposes; 1.2 metre high post and rail fencing
Public Participants	Ian Donohue (Agent) Sarah Longthorpe (Against) Cllr Lindsay Burtenshaw (Ellingham Harbridge & Ibsley Parish Council)
Comments	On this occasion, Members decided not to support the officer's recommendation set out on the paper. Members agreed that a planning enforcement notice with conditions should be served on the Applicant.
Decision	Planning consent <u>refused</u>
Reasons	<ol style="list-style-type: none"> 1. The bladder tanks, bunds and associated fencing have been sited on agricultural land outside of the established site boundary for the nursing home and as such, they represent a significant and inappropriate intrusion into the open countryside within the New Forest National Park and Western Escarpment Conservation Area. Their retention, even for a temporary period, would continue to have an unacceptable and harmful impact upon the rural character of the area by virtue of their location, scale and incongruous appearance, which is incompatible with the immediate and wider rural landscape. For all these reasons, the development does not preserve or enhance the Conservation Area and is harmful to the intrinsic landscape character of the National Park. The application is therefore contrary to policies DP2, SP7, SP15, SP16, SP17 and DP18 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019). 2. The bladder tanks will require regular servicing and emptying necessitating a marked increase in large vehicle movements to and from the site. The resultant increased activity and vehicle movements will have an adverse impact on the quiet rural character and peaceful enjoyment of the surrounding

	area, to the detriment of the National Park and its special qualities, and the residential amenities of those living in the vicinity of the site. The application is therefore contrary to policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
Voting	5:0, 4 abstentions

REPORT ITEM 3	
Application No.	19/00618/FULL
Details	Linford Park Nursing Home, Linford Road, Linford, Ringwood, BH24 3HX – Retention of access track
Public Participants	Ian Donohue (Agent) Sarah Longthorpe (Against) Cllr Lindsay Burtenshaw (Ellingham Harbridge & Ibsley Parish Council)
Comments	On this occasion Members decided not to support the officer's recommendation set out on the paper. Members agreed that a planning enforcement notice with conditions should be served on the Applicant to operate in parallel with the decision on report item 1
Decision	Planning consent <u>refused</u>
Reasons	<p>1. The access track has been laid across open agricultural land outside of the established site boundary for the nursing home and as such, it represents a significant and inappropriate intrusion into the countryside within the New Forest National Park and Western Escarpment Conservation Area. Its retention, even for a temporary period, would continue to have an unacceptable and harmful impact upon the rural character of the area by virtue of its location, alignment, surfacing and the associated vehicle movements, which are incompatible with the immediate and wider rural landscape. Furthermore, there is no justification for its retention as its sole purpose is to serve equally inappropriate and unauthorised development (the bladder tanks, bunds and associated fencing). For all these reasons, the development does not preserve or enhance the Conservation Area and is harmful to the intrinsic landscape character of the National Park. The application is therefore contrary to policies DP2, SP7, SP15, SP16, SP17 and DP18 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	19/00577/FULL
Details	Land forward of Wood Nook, Bourne Lane, Woodlands, SO40 7GT – Retention of Wall to facilitate C3 use of land (AMENDED DESCRIPTION)
Public Participants	Mr Philps (Applicant)
Comments	It was agreed that the new laurel hedge should either be removed completely or removed and replanted in such a way as to reinstate the original boundary, preferably using native species. It was also agreed that in this particular case there was no issue with the existing low retaining wall remaining.
Decision	Planning consent <u>refused</u>
Reasons	1. The development has in effect extended the garden of the site resulting in a significant change in the character and use of the land, having an overtly domesticated and formal appearance, resulting in the suburbanisation and erosion of the rural character of Bourne Lane. This is exacerbated when viewed in cumulation with the adjacent unauthorised encroachments. The development is therefore contrary to policies DP2, SP7 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and the National Planning Policy Framework and the National Design Guide.
Voting	Unanimous

REPORT ITEM 4	
Application No.	19/00623/FULL
Details	New Forest Activity Centre, Rhinefield Road, Brockenhurst, SO42 7QE - New dwelling; 2No. outbuildings; creation of wildlife pond; jetty; creation of ha-ha; creation of courtyard; associated landscaping; demolition of existing equestrian centre and holding shed; infill of existing manege; removal of existing bund
Declarations of Interest	Leo Randall
Public Participants	Mr McNair-Wilson (Applicant) Mr J T Masefield (Against, but objection subsequently withdrawn) Cllr Russell Horne (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Decision	Planning consent <u>refused</u>
Reasons	1. The proposal would result in the creation of a significant new dwelling in the open countryside of the National Park which would be contrary to Policies SP4, SP19 and SP21 of the adopted New Forest National Park Local Plan 2016-2036

	<p>(August 2019). These policies aim to prevent the creeping suburbanisation of the National Park, to restrict the size of new dwellings in the National Park, and to maintain the rural, open character in the interests of the National Park's two purposes; to conserve and enhance the natural beauty, wildlife and cultural heritage of the Park, and to promote opportunities for understanding and enjoyment of its special qualities.</p> <p>2. The proposed dwelling cannot be reconciled with National Planning Policy Framework paragraph 79 in that the dwelling would not be of a design that is truly outstanding or innovative, and that it would not significantly enhance or protect its immediate setting. The proposal would therefore be contrary to policies SP17 and DP18 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>3. The development does not provide for any measures to avoid or mitigate any potential adverse impacts on the ecological integrity of the New Forest and Special Protection Area (SPAs) as required by Policies SP5 and SP38 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the National Planning Policy Framework (2019). All residential development in proximity to the New Forest and Solent SPAs should avoid or mitigate any potential adverse impacts upon the ecological integrity of the SPAs, both as a result of residential impacts, as set out in the Development Standards SPD (adopted September 2012) and through adverse impacts on water quality.</p>
Voting	5:2, 2 abstentions

REPORT ITEM 5	
Application No.	19/00659/FULL
Details	The Bumbles, Ringwood Road, Woodlands, Southampton, SO40 7GX - Retention of resurfacing and land drainage; extension to existing driveway and associated landscaping
Public Participants	Dawn Folkes & Priscilla Cook (For)
Decision	Planning consent was <u>refused</u>
Reasons	1. The development has in effect extended the garden of the site resulting in a significant change in the character and use of the land, having an overtly domesticated and formal appearance, resulting in the suburbanisation and erosion of the rural character of the area. This is exacerbated by the domestic lighting which appears as an incongruous and alien feature within the environment. The development is therefore contrary to policies

	DP2, SP7 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019), the National Planning Policy Framework and the National Design Guide.
Voting	8:1

REPORT ITEM 6	
Application No.	19/00671/FULL
Details	Grid References Su427005 & Su423010, Land West of Summer Lane, Exbury, SO45 1AZ - Change of use of land for relocation of archery club; relocation of storage container and 2no. portaloo's; creation of additional parking
Declarations of Interest	Caroline Rackham
Public Participants	Mark Richards (Agent) & Andy Sollars (Waterside Archers) (For) Cllr Peter Hayward-Broomfield (Exbury & Lepe Parish Council)
Comments	On this occasion Members decided not to support the officer's recommendation set out on the paper and resolved to grant permission specific to the local archery club with conditions as agreed.
Decision	Planning consent <u>granted subject to conditions</u>
Reasons	<ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. 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. 2. Development shall only be carried out in accordance with Drawing number: TBDJ422599.03A. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority. 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). 3. The use hereby permitted shall only be used by Waterside Archers Club in accordance with the details set out in the Planning Statement dated August 2019. Reason: To allow the National Park Authority control over the future use of the site, in accordance with policies SP7 and DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

	<p>4. No external lighting shall be installed on the site.</p> <p>Reason: To protect the amenities of the area in accordance with Policies DP2, SP7 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. No permanent or further additional structures, or areas of hardstanding shall be installed on the site, other than those indicated on the approved Drwg No: TBDJ422599.03A.</p> <p>Reason: To protect the amenities of the area in accordance with Policies DP2, SP7 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6. On the cessation of the use hereby permitted, the land shall be reverted to its former condition, with the removal of all structures.</p> <p>Reason: To protect the future amenities of the area in accordance with Policies DP2, SP7 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	7:0, 2 abstentions

REPORT ITEM 7	
Application No.	19/00718/FULL
Details	2 Forest View, Martins Road, Brockenhurst, SO42 7TQ –Two storey extension; porch
Public Participants	Laurence Wright (Agent) Cllr Russell Horne (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Decision	Planning consent <u>refused</u>
Reasons	<p>1. The proposed extension would, by virtue of its inappropriate and unsympathetic design, form and scale, fail to respect the traditional, modest and compact form of the existing dwelling. The proposal would therefore fail to preserve or enhance the character and appearance of the non-designated heritage asset or Conservation Area, and would be contrary to Policies DP2, DP36, SP7, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016-2036, the National Planning Policy Framework and the National Design Guide.</p>
Voting	7:1

29 Planning Appeal Decisions (Paper NFNPA/PC 309/19)

- 29.1 Members noted the appeal decisions.
- 29.2 Steve Avery, Executive Director Planning and Strategy, advised members that a letter would be sent to the Planning Inspectorate regarding their decision on the Forest Falconry site at New Road, Landford, Salisbury SP5 2AZ. Mr Avery explained that officers felt that the Planning Inspector had failed to give greater weight to landscape character over the local economy, contrary to the NPPF and Government guidance.

30 Revised Habitat Mitigation Scheme – Scope and Timetable of SPD (Paper NFNPA/PC 310/19)

- 30.1 Tony Spence introduced the paper proposing revisions to the Authority's 2012 Habitat Mitigation Scheme in line with Policy SP5 of the Local Plan and outlining the timetable for bringing this forward as a Supplementary Planning Document. Mr Spence advised that draft revisions had already been developed in 2018 in parallel with the new Local Plan to provide long term in-perpetuity funding of mitigation measures and thus effective mitigation for the recreational impacts of future development under the Local Plan. The Local Plan Inspector's Report (July 2019) concluded that Policy SP5 was justified, effective and consistent with national policy.
- 30.2 Mr Spence highlighted the key changes as follows: (i) that mitigation must be for the full lifetime of the development and that a funding mechanism to provide for this had therefore been included; (ii) that mitigation was now required for all new dwellings and visitor accommodation throughout the National Park.
- 30.3 Mr Spence asked members to note the timetable and proposed scope of the Supplementary Planning Document (SPD) for the revised Habitat Mitigation Scheme, and the use of habitat mitigation measures and higher developer contribution levels as included in the draft Revised Habitat Mitigation Scheme to be reported to the Planning Committee in December with the aim of recommending their immediate application to the December Authority Meeting for approval.

31 Any other items which the Chairman decides are urgent

- 31.1 There were no further items of business.

32 Date of next meeting

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

PART II ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF THE PRESS AND PUBLIC ON THE GROUNDS THAT EXEMPTED INFORMATION MAY BE DISCLOSED

Resolved, that the public be excluded from the meeting during the following item of business, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during this item there would be disclosure to them of exempt information within Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, namely the need to avoid disclosing sensitive information relating to the Authority's financial affairs.

33 Use of Article 4 Directions (*Paper NFNPA/PC 311/19*)

- 33.1 Members discussed the use of Article 4 Directions. This is a summary of a minute that contains exempt information.

The meeting ended at 13:40pm

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Chairman

Date