

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 19 DECEMBER 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
Richard Clewer
Oliver Crosthwaite-Eyre
Penny Jackman
Gavin Parker
Barry Rickman
John Sanger
Richard Taylor
Pat Wyeth

Officers:

Steve Avery	Executive Director Strategy and Planning
Julia Mutlow	Senior Solicitor and Monitoring Officer
David Illsley	Policy Manager
Natalie Walter	Principle Planning Officer
Clare Ings	Senior Planning Officer
Liz Young	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Administration Assistant

42 Apologies for Absence

42.1 Apologies for absence were received from George Bisson and Richard Frampton.

43 Declarations of Interest

43.1 Oliver Crosthwaite-Eyre declared an interest in minute item 46 report item 3 as a neighbour of the applicant, he accordingly left the Council Chamber during the debate and vote on this item.

Harry Oram declared an interest in minute item 46 report item 4 as a Member of Brockenhurst Parish Council and an acquaintance of the applicant, he accordingly left the Council Chamber during the debate and vote on this item.

Barry Rickman declared an interest in minute item 46 report item 6 as a member of Sway Parish Council.

Richard Taylor declared an interest in minute item 46 report items 1 and 8 as a Member of Minstead Parish Council.

44 Minutes

44.1 **RESOLVED:** That the minutes of the meeting held on 21 November 2017 be approved as a true record.

45 Chairman’s Announcements

45.1 There were no Chairman’s announcements on this occasion.

46 Planning Applications for Committee decision (Paper NFNPA/PDCC 249/17)

46.1 Members gave detailed consideration to the individual planning applications contained within the report. The meeting adjourned for a coffee break at 11.15am and reconvened at 11.25am.

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.	17/00791/FULL
Details	Old Off Licence, Newtown Road, Newtown, Minstead, Lyndhurst SO43 7GD – Single storey extension to existing outbuilding; flue; relocation of existing oil tank
Declarations of Interest	Richard Taylor
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</p> <p>Drawing nos: 01, 02, 03, 05</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 The external facing materials to be used in the development shall match those used on the existing building, unless</p>

	<p>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 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 purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.</p> <p>Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>5 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>Informative(s):</p> <p>1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	17/00822/FULL
Details	Ladycross Lodge, Beaulieu Road, Brockenhurst SO42 7QL – 2 No. new outbuildings
Public Participants	Cllr John Korbey (Against) Cllr Maureen Holding (District Ward Councillor)
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</p>

	<p>and Compulsory Purchase Act 2004.</p> <p>2 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 The buildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.</p> <p>Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted 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 7861/P01, 7861/P02. 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 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted The Genesis Design Studio Site Plan (7861) dated September 2017 and in accordance with the recommendations as set out in BS5837:2012.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	8:2, 1 abstention

REPORT ITEM 3	
Application No.	17/00826/FULL
Details	Stocks Cross House, Furzley Common Road, Bramshaw, Lyndhurst SO43 7JH – Creation of access (close up existing); cattle grid

Public Participants	Opani Mudalige (For) Cllr David Johnson (Bramshaw Parish Council)
Declarations of Interest	Oliver Crosthwaite-Eyre (left the Council Chamber during debate and vote)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The loss of the verge would have an adverse impact upon the character and appearance of the site, surrounding Conservation Area and wider landscape character of the New Forest National Park. The interruption to the open verge would erode the existing rural context. The application is therefore contrary to Policies DP1, CP7 and CP8 of the adopted New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), the Authority's Design Guide SPD (December 2011) and Sections 7, 11 and 12 of the 2012 National Planning Policy Framework.</p> <p>2 The proposed access would result in the net loss of designated land, and consequent harm to the special interest features for which the SSSI is notified. The development is therefore contrary to Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).</p>
Voting	7:1, 2 abstentions

REPORT ITEM 4	
Application No.	17/00839/FULL
Details	Warren Farm, Balmer Lawn Road, Brockenhurst SO42 7TT – Single storey extension; conservatory; porch
Public Participants	Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Declarations of Interest	Harry Oram (left the Council Chamber during debate and vote)
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 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 DP1 of the New Forest National Park</p>

	<p>Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>3 Development shall only be carried out in accordance with Drawing nos: 1016/181/01 REV A, 1016/181/02 and 1016/173/01. 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>
Voting	9:1

REPORT ITEM 5	
Application No.	17/00872/FULL
Details	Woodlands, Shepherds Road, Bartley, Southampton SO40 2LH – Single storey rear 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, especially where there is no demonstrable need for the extension, recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside. 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 6	
Application No.	17/00876/FULL
Details	Hatch Motors of Sway, Station Road, Sway, Lymington SO41 6BA – Three storey building to include convenience store (Use Class A1); 5 No. flats; associated refuse, plant and parking areas; 4 No. two storey dwellings with associated parking; demolition of existing garage and outbuildings
Public Participants	Phil Holdcroft (For)

	Stephen Sandys (Against) Cllr Stephen Tarling (Sway parish council)
Declarations of Interest	Barry Rickman
Comments	Members were minded not to support Officer's recommendation on this occasion and resolved to refuse the application as they believed it was an overdevelopment of the site.
Decision	Planning consent <u>refused</u>
Reasons	The proposed development, by virtue of its form, scale, massing and layout, would result in an over-intensification of activities at the site, which would be to the detriment of the amenities of adjoining neighbours and users of Station Road, through increased noise and disturbance. In particular, the four dwellings are considered to be overly urban in their design and appearance. Nor is the Authority satisfied that the layout of the proposed development makes adequate provision for delivery vehicles which are likely to come into conflict with the on-site car parking arrangements. For these reasons, the development would therefore be contrary to policies CP7, CP8, DP1, DP6 and DP9 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the Sway Village Design Statement.
Voting	10:0, 1 abstention

REPORT ITEM 7	
Application No.	17/00883/FULL
Details	Dene Lodge, Vaggs Lane, Hordle, Lymington SO41 0FP – Barn conversion and extensions to create new two storey dwelling; demolition of existing to create new two storey dwelling; demolition of existing dwelling (Revised design to planning permission 14/00542); New 3 bay garage; Relocation of boundary
Public Participants	Jon Fletcher (For)
Comments	A proposal for refusal was put to the vote but was not carried (4:7), Members were then minded to grant the application as they felt it was not detrimental to the area and there would be no impact on the environment.
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</p> <p>Drawing nos: 01, VAG-04a, VAG-05, VAG-06, VAG-07,</p>

VAG-08, VAG-09, VAG-10, VAG-11, VAG-12, VAG-13, VAG-14, VAG-15, VAG-16, VAG-17, VAG-18, VAG-20.

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 CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby approved have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

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).

4. No development shall take place until plans, which shall be drawn to a scale of not less than 1:20, showing the following architectural details have been submitted to an approved in writing by the New Forest National Park Authority.

- a) typical fenestration detail for the first floor dormers on the south-west elevation of the dwelling;
- b) the porch and front door;
- c) the corbel/brick detailing to the chimney;
- d) the gable end junctions with the roof.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

5. No development shall take place until details of surface water and foul drainage works have been submitted to and approved in writing by the New Forest National Park Authority. the works shall be carried out in accordance with the approved details prior to the dwellings being first occupied.

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).

6. No development shall take place until a fully detailed landscaping scheme has been submitted to and approved in writing by the New Forest National Park Authority showing:

- (a) the details and written specification for the boundary treatment between the existing and proposed dwelling;
- (b) the materials of the final surfacing, including finished levels of all the hard surfaces;
- (c) the details of the additional planting and that to be retained.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

7. The approved landscaping scheme shall be implemented in its entirety in the first planting season (September to March) following the substantial completion of the development, unless otherwise agreed in writing by the National Park Authority, maintained for a period of two years (during which any dead or dying plants shall be replaced) and thereafter retained.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

8. The dwelling hereby permitted shall not be occupied until the vehicular access, driveway and garage have been constructed in accordance with the details shown on the approved plans. They shall be retained as such thereafter.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

9. The demolition works shown on Drwg Nos: VAG12a (of application 14/00542) shall be carried out in their entirety and the remedial repairs to the workshop made good in all respects prior to the excavation of the foundation of the new elements of the dwelling hereby permitted.

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>10 The building the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.</p> <p>Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p>
Voting	7:4

REPORT ITEM 8	
Application No.	17/00915/FULL
Details	Park Farm Cottage, Lyndhurst Road, Minstead, Lyndhurst SO43 7FY – Single storey rear extension
Declarations of Interest	Richard Taylor
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</p> <p>Drawing nos: TQRQM17305113220198, 05, 04 Rev A, 03 Rev A,</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 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>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 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 appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>Informative(s):</p> <p>1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.</p>
Voting	Unanimous

47 Planning Appeal Decisions (Paper NFNPA/PDDC 250/17)

47.1 Members noted the appeal decisions.

48 Solent Recreation Mitigation Partnership Strategy Update (Paper NFNPA/PDCC 251/17)

48.1 David Illsley introduced his report highlighting that significant stretches of the Solent coastline are designated due to the species and habitats that they support. Natural England had advised that the projected increase in recreational use of the Solent with the 64,000 additional dwellings planned by 2034 would have significant impact on these designated sites, therefore avoidance and mitigation measures would be required from all residential development with 5.6 kilometres of the coast.

48.2 Mr Illsley explained that in response to this advice, the 15 planning authorities on the Solent coast agreed to work together to establish a strategic approach to mitigation. The NPA was currently seeking financial contributions towards measures designed to mitigate the impacts of development on the protected habitats in the core of the New Forest. These two mitigation schemes would continue to operate in tandem and there would be developments in the National Park where contributions to both schemes would be required.

48.3 David Illsley then asked Planning Committee Members to recommend to the full Authority to endorse the recommendation as detailed below. Members unanimously agreed to take this forward to the full Authority meeting in January.

Resolved, that it be recommended to the Authority meeting on 18 January 2018 that;

1. the updated Solent Recreation Mitigation Partnership’s Strategy (2017) be adopted as a mechanism to mitigate the effects of increased recreational visits on the Solent Special Protection Areas which will arise from planned new house building in the vicinity of the coast to 2034,
2. the charges apply to consents granted by the National Park Authority from 1 April 2018.

49 Items of urgent business

49.1 There were no further items of business.

50 Date of next meeting

50.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 16 January 2018 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 12:10 pm.

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Chairman

Date