# NEW FOREST NATIONAL PARK AUTHORITY

# MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

# HELD ON TUESDAY 21 JUNE 2016 AT 9.30 HOURS IN THE COUNCIL CHAMBER, LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

# Present:

## Members:

Pat Wyeth (Chairman) Leo Randall (Deputy Chairman) Sally Arnold Gordon Bailey George Bisson Richard Frampton Penny Jackman Harry Oram Barry Rickman John Sanger

## Officers:

Steve Avery	Executive Director Strategy and Planning
Julia Mutlow	Senior Solicitor and Monitoring Officer
Deborah Slade	Senior Planning Officer
Clare Ings	Senior Planning Officer
Emma MacWilliam	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Pardey	Corporate Services Administration Assistant

### 98 Apologies for Absence

98.1 Apologies for absence were received from Oliver Crosthwaite-Eyre and David Harrison.

## 99 Declarations of Interest

99.1 Pat Wyeth declared an interest in minute item 102, report items 1, 7 and 9 as a member of Lyndhurst Parish Council.

Sally Arnold declared an interest in minute item 102, report item 2 as a member of Ashurst and Colbury Parish Council.

George Bisson declared an interest in minute item 102, report items 1, 7 and 9 as a member of Lyndhurst Parish Council.

Harry Oram declared an interest in minute item 102 report items 3, 6 and 8 as a member of Brockenhurst Parish Council.

Leo Randall declared an interest in minute item 102 report items 1 and 6 as a member of the New Forest Association.

### 100 Minutes

100.1 **RESOLVED:** That the minutes of the meeting held on 17 May 2016 be approved as a true record.

## 101 Chairman's Announcements

101.1 There were no Chairman's announcements on this occasion.

## 102 Planning Applications for Committee decision (*Paper NFNPA/PDCC 208/16*)

102.1 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.	15/00294/FULL
Details	Pondhead, Near Lyndhurst, New Forest – Wetland restoration comprising the replacement of 290m of artificial channel with 388m of restored meander; bed level raising for a total length of 874m; replacement of 175m of the western side channel with a shallow channel; bed level raising of the eastern side channel for a total length of 50m; the installation of an open channel linking eastern and western side drains; the creation of a gravel stock crossing and the relocation of an existing bridge across the restored watercourse.
Public Participants	Bruce Rothnie (Forestry Commission – For) Dominic May (Official Verderer – For) Sally Hayward (Against) Richard Mabbett (Against) Cllr Helen Klaassen (Lyndhurst Parish Council)
Comments	Following discussion Members resolved to approve the application subject to the rewording of condition 3 and the inclusion of an additional condition regarding the phasing of the programme of works.
Decision	Planning consent granted subject to conditions.
Conditions	<ol> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>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</li> <li>The scheme hereby approved shall be implemented in two</li> </ol>
	phases. Phase 1 will comprise Items 1-5 and 7-13 as set out on the 'Proposed Site Plan and Description of Work Drawing Number 004 Rev A'. Phase 2 will comprise Item 6 on the same drawing: 'Infill western side channel, leaving a

	shallow overflow channel'.
	Phase 2 will only be undertaken following a nine month period of monitoring between the months of October and June, following implementation of Phase 1 to assess whether the link is sufficient to carry the necessary flows into the eastern side drain. Details of the programme of monitoring of the link and the conclusions drawn shall be submitted in writing to, and approved by, the New Forest National Park Authority following the completion of the nine month monitoring period. Should it be demonstrated at that stage that the link is sufficient to carry the necessary flows then the temporary dam can be removed and the western side drain infilled, leaving the shallow overflow channel as set out on the 'Proposed Site Plan and Description of Work Drawing Number 004 Rev A'.
	Notwithstanding the details of the proposed link between the eastern and western side channels shown on 'Proposed Site Plan and Description of Work Drawing Number 004 Rev A', the link shall be implemented as per 'Figure 1a: Pondhead Location of Western Link Channel' submitted on 17 June 2016, unless otherwise agreed in writing by the New Forest National Park Authority.
	Reason: To allow time to monitor and assess the performance of the link between the western and eastern channels and to minimise the effect of flooding on the occupants of the adjacent properties in accordance with Policies DP1 and DP4 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
3	The works shall be carried out in accordance with the details as set out in the submitted Construction Environmental Management Plan and Biodiversity Statement Prepared by LUC dated April 2015, unless otherwise agreed in writing by the New Forest National Park Authority.
	Reason: To safeguard protected species and habitats in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
4	A) All ground works or development will be subject to the submitted Written Scheme of Investigation for Archaeological Mitigation Works (WSI) by Oxford Archaeology dated July 2016 Issue Number 3. The programme and methodology of site investigation and recording will conform to the submitted Written Scheme of Investigation WSI in respect of: The programme for post investigation assessment The methodology as defined in the WSI for site investigation and recording

	<ul> <li>The methodology for publication and dissemination of the analysis and records of the site investigation as provided in the WSI</li> <li>The archive deposition of the analysis and records of the site investigation as provided in the WSI.</li> <li>That a competent person or persons/organisation undertakes the works as set out within the Written Scheme of Investigation.</li> <li>B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation. The site investigation and post investigation assessment must be completed in accordance with the programme set out in the Written Scheme of Investigation and post investigation and provision made for analysis, publication and dissemination of results and archive deposition to be submitted for agreement by the New Forest National Park's Archaeologist.</li> </ul>
	Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
	Informative(s):
	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.
Voting	5:4, 1 Abstention

REPORT ITEM 2	
Application No.	16/00125/FULL
Details	84 Lyndhurst Road, Ashurst, SO40 7BE – 4No. new dwellings; demolition of existing building
Public Participants	Janina Mcillroy (Against) Cllr Max Coaker (Ashurst and Colbury Parish Council)
Comments	Subsequent to a split decision (5:5), the Chairman used her casting vote and resolved to refuse the application on the grounds that it would be an overdevelopment of the site and would have an adverse effect on the village of Ashurst.
Decision	Planning consent <u>refused</u>
Reasons	1. The proposal, by virtue of its height, massing, design and

	external appearance, would result in a scale of development which would be unacceptable in relation to the character and appearance of its immediate surroundings of primarily two- storey detached and semi-detached single family dwellings. Because of its bulk, the development would have an overbearing and dominating visual impact which would be detrimental to the street scene and the wider New Forest area due to its location on a prominent street corner. The development would therefore be contrary to policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and also the Ashurst and Colbury Village Design Statement.
Voting	6:5 (Chairman used her casting vote)

REPORT ITEM 3	
Application No.	16/00198/TEL
Details	Communications Site at New Park Manor Hotel, Lyndhurst Road, Brockenhurst SO42 7QH – Replacement of 17m high monopole with new 17.5m high monopole; 3no antennas; additional radio equipment within existing cabin; ancillary development
Decision	APPLICATION WITHDRAWN

<b>REPORT ITEM 4</b>	
Application No.	16/00214/FULL
Details	Popes Cottage, Lyndhurst Road, Brook, Lyndhurst SO43 7HE – Roof alterations
Public Participants	John Crosthwaite-Eyre
Decision	Planning consent granted subject to conditions
Conditions	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 No development shall take place until samples or exact details of the roofing materials 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 Policies DP1, DP6 and CP7of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

	3 No development shall take place until details have been submitted to the New Forest National Park Authority and approved in writing specifying the material to be used in dressing the junction between the thatched roof and the clay tile roof.
	Reason: To ensure an acceptable appearance 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).
Voting	Unanimous

REPORT ITEM 5	
Application No.	16/00215/LBC
Details	Popes Cottage, Lyndhurst Road, Brook, Lyndhurst SO43 7HE – Roof alterations (Application for Listed Building Consent)
Decision	Planning consent granted subject to conditions
Conditions	1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.
	To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas Act) 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
	2 No development shall take place until samples or exact details of the roofing materials 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 Policies DP1, DP6 and CP7of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
	3 No development shall take place until details have been submitted to the New Forest National Park Authority and approved in writing specifying the material to be used in dressing the junction between the thatched roof and the clay tile roof.
	Reason: To ensure an acceptable appearance 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).
Voting	Unanimous

<b>REPORT ITEM 6</b>	
Application No.	16/00242/FULL
Details	Wootton Riverine Woodland, Avon Water, Wootton Bridge Hampshire – Restoration of Avon Water to a meandering stream course; infill redundant sections; new and replacement crossing structures
Public Participants	Bruce Rothnie (Forestry Commission – For) Dominic May (Official Verderer – For) Dr Fiona MacDonald (Against) Tony Hockley (Against) Cllr Hugh Marchant (Sway Parish Council) Cllr John Korbey (Brockenhurst Parish Council) Cllr Philip Daubeney (Burley Parish Council)
Comments	Members resolved to grant the application as recommended by officers with the inclusion of additional conditions, namely that details of access requirements during construction, subsisting access arrangements following construction and maintenance were provided.
Decision	Planning consent granted subject to conditions
Conditions	<ol> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>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.</li> <li>The works shall be carried out in accordance with the details as set out in the submitted Construction Environmental Management Plan and Biodiversity Statement Prepared by Mott MacDonald dated March 2016, unless otherwise agreed in writing by the New Forest National Park Authority.</li> <li>Reason: To safeguard protected species and habitats in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</li> </ol>
	3 The works shall be carried out in accordance with the details as set out in the submitted Construction Traffic Management Plan by Mott MacDonald dated March 2016, unless otherwise agreed in writing by the New Forest National Park Authority. The works shall be carried out in accordance with the details as set out in the submitted Construction Traffic Management Plan by Mott MacDonald dated March 2016, unless otherwise agreed in writing by the New Forest National Park Authority. Reason: To ensure adequate provision is made in the interest of highway safety and to comply with Policies DP1 and CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

4 A) All ground works or development will be subject to the submitted Written Scheme of Investigation for Archaeological Mitigation Works (WSI) by Mott MacDonald dated March 2016. The programme and methodology of site investigation and recording will conform to the submitted Written Scheme of Investigation WSI in respect of;
The programme for post investigation assessment The methodology as defined in the WSI for site investigation and recording The methodology for publication and dissemination of the analysis and records of the site investigation as provided in the WSI The archive deposition of the analysis and records of the site investigation as provided in the WSI.
That a competent person or persons/organisation undertakes the works as set out within the Written Scheme of Investigation.
B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation. The site investigation and post investigation assessment must be completed in accordance with the programme set out in the Written Scheme of Investigation and provision made for analysis, publication and dissemination of results and archive deposition to be submitted for agreement by the New Forest National Park's Archaeologist.
Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
5 Within one calendar month of the date of this decision a detailed scheme for accessibility shall be submitted to the National Park Authority for approval in writing. The scheme shall include details for the provision and retention of access tracks to and within the site during construction works; a scheme for the ongoing retention and maintenance of tracks and access points post construction works (for a minimum of three years); and, subject to a technical feasibility appraisal, details for the reinstatement of a footbridge on the site at, or in close proximity to, Point 9 as shown on the approved 'Proposed Site Plan Phase 1 - Drawing Number MMD-360564-Env-GIS-00004' to facilitate access and movement within the site for walkers, horse riders and stock. The scheme shall also include details of how and where the works are to be publicised to ensure that recreational users are fully aware of the works being undertaken; fully aware of accessibility to and within the site during and post works and restrictions in access whilst works are carried out and; fully aware of the timeframes under which the works will be undertaken at both Phases 1 and 2.

	Reason – To ensure that the site remains publically accessible to recreational users and for commoner stock in accordance with Policies DP1, DP6 and CP19 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	8:1, 1 Abstention

<b>REPORT ITEM 7</b>	
Application No.	16/00267/FULL
Details	Coxlease School, Clay Hill, Lyndhurst, SO43 7DE – 9no. floodlights mounted on 5 metre columns
Public Participants	Nigel Skelton (For) Cllr Helen Klaassen (Lyndhurst Parish Council)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	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 The floodlighting hereby permitted shall not be used between 20:00 hours and 06:00 hours Mondays to Saturdays, and at no time on Sundays.
	Reason: To safeguard the visual amenities of the area / the amenities of nearby residential properties in accordance with Policy DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
Voting	9:1

<b>REPORT ITEM 8</b>	
Application No.	16/00272/FULL
Details	14 Greenways Road, Brockenhurst SO42 7RN – Change of use of land to residential curtilage; single storey extensions; creation of access
Public Participants	Debbie Mulkern (For) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (NFDC)
Decision	Planning consent granted subject to conditions
Conditions	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

	<ul> <li>Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</li> <li>2 Development shall only be carried out in accordance with drawing numbers: PL/01, PL/02, PL/03, PL/04 and PL/05. No</li> </ul>
	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 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.
	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).
Voting	Unanimous

<b>REPORT ITEM 9</b>	
Application No.	16/00284/FULL
Details	Land to the rear of 35 High Street, Lyndhurst SO43 7BE – New dwelling; associated landscaping
Public Participants	Graham Lees (For) Prof. Elizabeth Chell (Against) Cllr Helen Klaassen (Lyndhurst Parish Council)
Decision	Planning consent granted subject to conditions
Conditions	<ol> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>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.</li> <li>No development shall take place 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.</li> <li>Development shall only be carried out in accordance with the details approved.</li> </ol>
	Reason: To ensure an acceptable appearance of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management

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	Policies (DPD) (December 2010).
3	No development shall take place until the following details have been submitted to, and approved in writing by the New Forest National Park Authority:
	Typical joinery details including windows, doors, eaves, verge, bargeboards.
	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).
4	All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.
	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	Before use of the development is commenced provision for parking for both cars and cycles shall have been made within the site in accordance with the approved plans and shall be retained thereafter. These areas shall be kept available for their intended purposes at all times.
	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.
6	No development shall take place until details of the means of disposal of surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority.
	Development shall only take place in accordance with the approved details.
	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).
7	Development shall only be carried out in accordance with:

Drwgs: 110, 111.
No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest Nationa 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.
8 No development shall take place until details of ecological mitigation of impacts upon the New Forest SPA have been submitted to and approved in writing by the National Park Authority. This could take the form of a satisfactory Unilateral Undertaking in accordance with the Authority's overarching SPA mitigation scheme as set out in the Development Standards SPD.
Reason: To ensure that the development protects the integrity of the European designated site the New Forest SPA in accordance with Policy CP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and the Development Standards SPD (adopted 2012).
9 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include;
<ul> <li>a specification for new planting (species, size, spacing and location);</li> </ul>
b) areas for hard surfacing and the materials to be used;
c) other means of enclosure;
<ul> <li>a method and programme for its implementation and the means to provide for its future maintenance.</li> </ul>
No development shall take place unless these details have been approved and then only in accordance with those details.
Reason: 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).
10 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Voting	6:4
	1 There are a number of sites near to this property which have had past contaminative uses. It is possible that some contamination may have migrated through the ground and groundwater. Whilst the Authority has no evidence to suggest that this is the case, any observed presence of contamination during any ground invasive works should be reported to the Local Authority Environmental Health Officer and works halted whilst the matter is considered. It is advisable to obtain specialist advice concerning the potential for contamination and its recognition. Under the National Planning Policy Framework, where a site is affected by contamination, responsibility for securing a safe development and/or new use, rests with the developer and/or landowner and as a minimum requirement the land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.
	Informative(s):
	Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policies DP1, DP11 or CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
	11 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, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.
	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).
	Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

#### Planning Appeal Decisions (Paper NFNPA/PDDC 209/16) 103

103.3 Members noted the reports

#### 104 Community Infrastructure Levy (CIL) Update (Paper NFNPA/PDCC 210/16)

104.1 David Illsley introduced his report asking Members to endorse the principle of introducing a CIL charging schedule for the New Forest National Park. Mr Illsley advised that introducing CIL would require significant resources in respect of administration, viability evidence and public consultation. It was requested that Members agreed to progress the CIL work in conjunction with the review of the Local Plan.

### **RESOLVED:** That;

- 1. the Authority develop a CIL Charging Schedule for the New Forest National Park, and
- 2. the CIL work be progressed in tandem with the Local Plan review.

Voting: unanimous

#### 105 Items of urgent business

105.1 There were no items of urgent business on this occasion

#### 106 Date of next meeting

106.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 19 July 2016 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 12.20 pm.

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Date .....

Chairman