

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 17 MAY 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
Oliver Crosthwaite-Eyre
David Harrison
Penny Jackman
Harry Oram
Barry Rickman

Officers:

Steve Avery	Executive Director Strategy and Planning
Julia Mutlow	Senior Solicitor and Monitoring Officer
Paul Hocking	Enforcement and Trees Manager
Deborah Slade	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Frances Connolly	Executive Assistant

90 Apologies for Absence

90.1 An apology was received from John Sanger.

91 Declarations of Interest

91.1 Sally Arnold declared an interest in Minute item 94, report item 2 as a member of Ashurst and Colbury Parish Council.

Harry Oram declared an interest in Minute item 94, report item 4 as a member of Brockenhurst Parish Council.

92 Minutes

92.1 **RESOLVED:** That the minutes of the meeting held on 19 April 2016 be approved as a true record.

93 Chairman's Announcements

93.1 The Chairman welcomed Carly Cochrane to the Authority, Carly is the new Planning Officer who will be covering for Liz Young whilst she is on maternity leave.

- 93.2 The Chairman advised Members that Maureen Holding, who regularly speaks on behalf of Brockenhurst Parish Council would be unable to attend the meeting today.

94 Planning Applications for Committee decision (Paper NFNPA/PDCC 206/16)

- 94.1 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.	16/00085/FULL
Details	Highfield, Blissford Road, Blissford, Fordingbridge, SP6 2JH – Completion of building to provide residential accommodation.
Public Participants	Ann Cakebread (Against) Cllr Colin Draper (Godshill Parish Council)
Decision	Planning consent <u>refused</u>
Conditions	1 The development has resulted in the creation of a new residential unit in the open countryside of the National Park which is contrary to Policies DP1, CP12, CP8 and CP7 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and the core principles of the National Planning Policy Framework. These policies aim to prevent creeping suburbanisation within the National Park and maintain its rural, open character in the interests of the National Park's statutory purposes. Whilst the applicant's particular circumstances are duly noted the development would perpetuate the continued residential occupation of the site which is harmful to the character and appearance of the Conservation Area. The particular circumstances of this case are such that there is not considered to be sufficient reason to justify a further significant departure from policy.
Voting	Unanimous

REPORT ITEM 2	
Application No.	16/00178/FULL
Details	19 Peterscroft Avenue, Ashurst, Southampton SO40 7AB – Two storey side extensions; raising of ridge height
Public Participants	Dr Naomi King-Li (Applicant) Max Coaker (Against) Cllr Clive White (Ashurst Parish Council)
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 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>
Voting	5:4, 1 abstention

REPORT ITEM 3	
Application No.	16/00183/FULL
Details	Broad oak, Fletchwood Lane, Totton, Southampton, SO40 7DZ – Extensions and alterations to garage including link to house
Comments	Members were minded not to support Officer's recommendation and resolved to refuse the application as it was contrary to policy and that there was insufficient evidence with regards to the exceptional circumstances that had been cited.
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 recognising the benefits this would have in minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account previous enlargements, 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> <p>2. It has not been adequately demonstrated that there are exceptional family circumstances which result in a necessity for the amount of floorspace sought in excess of the 30% limit, which is clearly set out in policy DP11. The need to care for elderly</p>

	<p>relatives is not normally considered to be so 'exceptional' as to warrant a departure from the policy. Furthermore, it is not clear whether consideration has been given to the use of other accommodation at the site, nor why an on-site carer is required.</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 concluded that the application proposes such an inappropriate form of development that no amendments could be recommended to enable planning permission to be granted.</p>
	Unanimous

REPORT ITEM 4	
Application No.	16/00252/FULL
Details	Two storey rear extension; porches; cladding to gables (Revised design planning permission 14/00805) – Kinnord, Partridge Road, Brockenhurst, SO42 7RZ
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 in accordance with Drawings:</p> <p>Kinnord - 09, Kinnord - 10 Rev P1, K-PR-01.</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 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>
Voting	Unanimous

95 Planning Appeal Decisions (Paper NFNPA/PDDC 207/16)

- 95.3 Steve Avery drew Members' attention to Roydon Cottage which appeal had been allowed although this was contrary to the NPA's 30% policy. Mr Avery asked the Committee for its support in writing to the Planning Inspectorate to express the Authority's concerns in this matter.
- 95.4 Members expressed their support for the above approach and thereafter noted the reports.

96 Items of urgent business

- 96.1 There Chairman advised that Steve Avery would like to bring the following to the attention of Members.
- 96.2 Affordable Housing and other financial Contributions

Mr Avery reminded Members that in late 2014 the government had introduced national planning policy changes meaning that that Local Authorities could no longer seek affordable housing and other financial contributions on residential developments of 10 dwellings or less, with a lower threshold of 5 dwellings or less in National Parks. This policy change was legally challenged by two local authorities (Reading and West Berkshire) who succeeded in winning their legal case at the High Court in July 2015 and the Government's policy was quashed. However last week the government were successful in their challenge to the High Court's July 2015 decision and accordingly affordable housing and other financial contributions would now revert back to the Government's original policy whereby they can no longer be sought from small developments. Mr Avery asked Members to support the recommendation that the National Park Authority elects to seek affordable housing and other financial contributions from residential developments of 5 dwellings or more in the New Forest National Park.

RESOLVED: That the Authority apply with immediate effect a threshold of 5-units or more in respect of affordable housing and other financial contributions from residential developments within the New Forest National Park

Voting: unanimous

96.3 Fawley Power Station

Mr Avery advised Members that Fawley Waterside Ltd had recently promoted the Fawley Power Station site for re-development, it was suggested that representatives of the company attend the June Planning Development Control Committee meeting to present their plans and give Members the opportunity to ask questions. Members agreed that this would be beneficial and that arrangements be made for the presentation at the June meeting.

96.4 Local Plan Review

It was brought to Members' attention that the workshop for the Local Plan Review would take place 27 June 2016 at 10am in the New Forest Centre, Lyndhurst.

97 Date of next meeting

- 97.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 21 June 2016 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 10.50 am.

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Date

Chairman