

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 FEBRUARY 2020 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 (from report item 1)
Sue Bennison
Oliver Crosthwaite-Eyre (absent for report item 2)
Gavin Parker
Caroline Rackham
Barry Rickman
John Sanger
Ann Sevier
Richard Taylor

Officers:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
David Illsley	Policy Manager
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Sally Knott	Senior Building Design & Conservation Officer
Denise Allen	Member Services Administrator
Rachel Pardey	Administration Assistant

52 Apologies for Absence

52.1 Apologies for absence were received from George Bisson.

53 Declarations of Interest

53.1 John Sanger declared a non-pecuniary disclosable interest in minute item 56 report item 1 as a member of Woodgreen Parish Council but stated that he did not sit on the Planning Committee and had not taken part in discussions on the application.

53.2 Oliver Crosthwaite-Eyre declared a non-pecuniary disclosable interest in minute item 56 report item 2, stating that the applicant was a family member and that he would therefore absent himself from the debate on this report item.

54 Minutes

54.1 **RESOLVED:** That the minutes of the meeting held on 21 January 2020 be approved as a true record.

55 Chairman's Announcements

55.1 None.

56 Planning Applications for Committee Decision (Paper PC 318-20)

56.1 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.	19/00868/FULL
Details	Densome Cottage, Upper Densome Wood, Woodgreen, Fordingbridge, SP6 2QU – Single storey extensions; new porch; 2no new rooflights; replacement car port; demolition of existing single storey extension, porch and garage; replacement roof, new doors and windows and cladding to existing outbuilding to facilitate additional ancillary accommodation
Declarations of Interest	John Sanger
Public Participants	Simon Lock (For) Cllr William John Clarke (Woodgreen PC)
Comments	On this occasion members decided not to support the officer’s recommendation set out on the paper owing to concerns as to the design and siting of the proposed extension.
Decision	Planning consent was <u>refused</u>
Reasons	<ol style="list-style-type: none"> 1 The proposed extension, by virtue of its design, massing and scale, would have an unacceptable visual impact on the locally distinctive character and appearance of the existing cottage, a non-designated heritage, and also the character and appearance of the Western Escarpment Conservation Area. The proposal would therefore be contrary to policies SP16, SP17, DP2 and DP18 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019). 2 The proposed changes to and use of the outbuilding would result in inappropriate accommodation, not incidental to the main dwelling, and which could readily be converted to additional ancillary and/or independent habitable accommodation. It would be contrary to policies DP2 and DP37 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
Voting	7:2, 2 abstentions

REPORT ITEM 2	
Application No.	19/00900/VAR
Details	Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst, SO43 7HE – Application to vary condition 1 of planning permission 17/00131 for stationing of 6 storage containers for Office use (B1 Class) for a temporary period of 12 months.
Declarations of Interest	Oliver Crosthwaite-Eyre. Mr Crosthwaite-Eyre left the meeting for the duration of the debate.
Public Participants	None
Comments	Consent was subject to an informative limiting the grant to a 12 month period with an informative stating that the Authority would not be minded to support any further applications for the siting of storage containers and that it would most likely secure the removal of any remaining storage containers by a breach of condition notice.
Decision	Planning consent was <u>granted</u> (subject to conditions)
Conditions	<p>1 The structures hereby approved shall be removed from the site on 18 February 2021, or upon first occupation of the approved office building, whichever is the sooner, and the land restored to its former condition.</p> <p>Reason: The long-term retention of the structures would harm the character and appearance of the conservation area and setting of the listed building contrary to policies SP16 and SP17 of the New Forest National Park Local Plan.</p> <p>Informative: Please be advised that the Authority will not be minded to support any further applications for the siting of storage containers for a further temporary period and expects the storage containers to be removed from the site in a timely manner in accordance with Condition 1. Upon expiry of this consent, the Authority would most likely secure the removal of any remaining storage containers by a breach of condition notice.</p>
Voting	8:2

REPORT ITEM 3	
Application No.	19/00953/OUT
Details	Land At The Former Flying Boat Inn Site, Calshot Road, Calshot, SO45 1BP – Outline application for 7no. dwellings; access and layout to be considered.
Declarations of Interest	None
Public Participants	Sally Martin (For) Cllr Alexis McEvoy (Hampshire County Council)

Decision	Planning consent was <u>refused</u>
Reasons	<p>1 New residential development is only permitted in the National Park within the four defined villages (windfall sites) or on allocated sites, the exceptions being affordable housing for local needs, or new dwellings required in connection with commoners, estate workers, agriculture or forestry. The proposal for seven open market dwellings in this area of open countryside is therefore contrary to Policies SP4 and SP19 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) as well as the National Planning Policy Framework (2018).</p> <p>2 In the absence of sufficient justification to support this level of private housing development outside of a defined village, if allowed, this proposal is likely to set a highly undesirable precedent that would encourage similarly inappropriate and ad-hoc private housing developments elsewhere in the New Forest National Park, to the detriment of the long-term protection of the Forest's unique landscape.</p> <p>3 The application site lies in close proximity to internationally and nationally designated sites (SSSI, SPA, SAC, Ramsar) and it has not been demonstrated to the satisfaction of the National Park Authority, through adequate mitigation measures, that there would not be significant in-combination impacts on the ecological sensitivities of these areas, including nitrate eutrophication. The proposal would therefore be contrary to policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) and Section 15 of the NPPF.</p> <p>4 Although the applicant has indicated a willingness to enter into a S106 Agreement to make financial contributions towards affordable housing, open space and off-site highway works, no such document has accompanied the application nor have figures been agreed. The application is therefore contrary to policy SP38 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	8:1, 2 abstentions

57 Planning Appeal Decisions (Paper PC 319-20)

57.1 Members noted the appeal decisions and agreed that TPO appeal decisions should continue to be reported.

58 Building Design and Conservation Business Plan Targets – Programme of Works Report (Paper PC 320-20)

58.1 Paper PC 320-20 set out the proposed work programme for the review of the National Park Design Guide SPD; reviewing three Conservation Area Character Appraisals; and publishing a list of non-designated heritage assets in the National Park. The paper

recognised the important role of the Design Guide SPD (2011) in supporting the Local Plan policies and stated that it required updating to reflect the publication of the revised NPPF (2019) and the new National Design Guide (2019). Sally Knott described the proposed scope of the review and the proposed consultation scheme as detailed in the text boxes on pages 2 and 3 of the report respectively.

- 58.2 David Illsley advised that the 20 Conservation Area Character Appraisals put together between 2008-2009 would require updating. He explained that statistical analysis has pointed to three initial priority areas for reappraisal: Burley, Forest South East and Forest North East, as per the scheme of work detailed on page 4 of the paper. An addendum will then follow for each Conservation Area Character Appraisal.
- 58.3 Sally Knott explained that there is currently no definitive list of non-designated heritage assets in the National Park and proposed the scheme of work detailed on page 6 of the paper to address this. In conclusion, Mr Illsley went on to request that members endorse the proposed programmes of work prior to the projects being progressed to a more detailed stage.
- 58.4 Discussion ensued around making the Design Guide SPD more succinct and user friendly with clear signposting to related Local Plan policies. It was felt that the Design Guide SPD had a role in informing the development of individual village design guides, decisions on Article 4 Directions, the assessment of planning applications involving non-designated buildings, and in providing design guidance on sustainable construction and embodied energy in line with the new National Design Guide (2019).

RESOLVED: that members endorse the programmes of work for each project presented in the report.

Voting: Unanimous

59 Any other items which the Chairman decides are urgent

- 59.1 Whilst fully supporting the right of speakers to a one minute period of reply, members expressed concern that the Chair should, in as far as possible, restrict replies to the clarification of questions already raised in debate, as new information introduced by speakers during the reply phase could not be countered, even if erroneous or misleading, and thus could adversely affect the quality of committee decision making.
- 59.2 Steve Avery, Executive Director of Strategy and Planning, advised members that a series of briefings, jointly with District Council members, on the revised Fawley Waterside submission would be timetabled shortly. It was noted that adverse weather conditions had prevented a previously scheduled visit the 'Tom Tiddlers' site and requested that this site visit be rescheduled.

60 Date of next meeting

- 60.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 17 March 2020 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11:30 am

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Date

Chairman