

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 15 DECEMBER 2020 AT 10:00 AM VIA MICROSOFT TEAMS

Attending remotely:

Members:

Leo Randall (Chairman)
Gordon Bailey (Deputy Chairman)
Sue Bennison
George Bisson
Richard Clewer
Gavin Parker
Caroline Rackham
Barry Rickman
Ann Sevier
Stephen Tarling
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
Liz Young	Planning Officer
Simon Ludlow	ICT Technical Officer
Sam Greatorox	Systems Support Technician
Vicki Gibbon	Member Services Administrator

11 Chairman's Introduction to conduct of remotely held Meetings on Microsoft Teams, Live Events

- 11.1 The Chairman opened the meeting by introducing himself and advising which officers from the NPA were present and their roles at the meeting.

12 Apologies for Absence

- 12.1 Apologies for absence were received from Steve Trow.

13 Declarations of Interest

- 13.1 Stephen Tarling declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 16 report item 1 as a member of Sway Parish Council.

14 Minutes

- 14.1 **RESOLVED:** That the minutes of the meeting held on 17 November be approved as a true record.
Voting: 9:0, with 2 abstentions from members who were not present at the meeting.

15 Chairman's Announcements

- 15.1 The Chairman advised that following this meeting there would be a part 2 meeting to discuss enforcement cases which would be exempt from the public and press.

16 Planning Applications for Committee Decision (Paper PC 345-20)

- 16.1 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.	20/00672/FULL
Details	The Cottage, Station Road, Sway, Lymington SO41 6AA -
Public Participants	Jerry Davies (Agent) Cllr Lisa Thomas (Sway Parish Council)
Decision	Planning Consent <u>granted subject to conditions</u>
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 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3. No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.</p> <p>a) Typical joinery details including window/doors, eaves, verge, bargeboards.</p> <p>Development shall only take place in accordance with those details which have been approved.</p>

	<p>Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>4. 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:</p> <ul style="list-style-type: none"> (a) the existing trees and shrubs which have been agreed to be retained; (b) a specification for new planting (species, size, spacing and location); (c) areas for hard surfacing and the materials to be used; (d) other means of enclosure; (e) a method and programme for its implementation and the means to provide for its future maintenance. <p>No development shall take place unless these details have been approved and then only in accordance with those details.</p> <p>Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. 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.</p> <p>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.</p> <p>Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6. Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and/or Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's Habitat</p>
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	<p>Mitigation Scheme and the Solent (SRMP) Explanatory Note.</p> <p>Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP.</p> <p>7. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved (Lindsay Carrington, September 2020). The specified measures shall be implemented and retained at the site in perpetuity.</p> <p>Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>8. The development hereby permitted shall not be occupied until:</p> <p>a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority;</p> <p>b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and</p> <p>c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.</p> <p>The development shall be carried out in accordance with and subject to the above details.</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a</p>
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	<p>duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy SP5 of the adopted New Forest National Park Local Plan (2016 - 2036).</p> <p>9. No development shall take place (including site clearance) until a construction management statement has been submitted to the New Forest National Park Authority and has been approved in writing.</p> <p>Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP.</p> <p>10. The trees/hedges 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 tree protection plan (5883-A).</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>11. The first floor window on the south elevation of Plot 1 and the first floor window on the north elevation of Plot 2 hereby approved shall at all times be obscurely glazed and non-opening (other than the fan light).</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>12. 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, C or D of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 shall be erected or carried out on the site without express planning permission first having been granted.</p> <p>Reason: To ensure the dwellings remain of a size which is appropriate to the site and their location within the countryside and to ensure sufficient turning space within the site as</p>
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	<p>required by Policies SP55, DP34 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>13. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>14. Development shall only be carried out in accordance with Drawing Nos: 5883-A, SBA.3734-7-1 REV D, SBA.3734-1-1 REV C, SBA.3734-7-2 REV E, SBA.3734-7-4 and SBA.3734-7-3 REV G. 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>15. The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.</p> <p>These areas shall be kept available for their intended purposes at all times.</p> <p>Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p>
Voting	7:3, 1 abstention

REPORT ITEM 2	
Application No.	20/00691/FULL
Details	11 The Coppice, Brockenhurst SO42 7QZ – External alterations and roof alterations to existing garage; replacement shed.
Public Participants	Nina Ball (For) Tim Hicks (Against) Graham Baker (Against – statement was read out on his behalf) John Korbey (Brockenhurst Parish Council) Maureen Holding (District Ward Councillor)
Decision	Planning consent <u>granted subject to conditions</u>

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 on the alteration to the garage 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3. The outbuildings 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 DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>4. Development shall only be carried out in accordance with Drawing Nos: 1355:03A, 1355:07, 1355:04B, 1355:05B, and 1355:06A. 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	8:3

REPORT ITEM 3	
Application No.	20/00707/FULL
Details	Harrow Farm House, Harrow Road, Bransgore BH23 8JN – Internal and external repairs and restoration; replacement roof
Decision	Planning consent <u>granted subject to conditions</u>
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 drawing nos: 01637-S-001 Rev P4, 10786_1 Rev P3, 100, 200 Rev A, 400 Rev A, 600 Rev A, 601 Rev A, 10786-TR1 REV P1, and documents: Structural Calculations Reports (by Marbas and Andrew Warning Associates). 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3. The materials to be used in the development shall be as stated on the application form hereby approved and submitted drawings, 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>4. No development shall take place above slab level until samples or exact details of the 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	Unanimous

REPORT ITEM 4	
Application No.	20/00708/LBC
Details	Harrow Farm House, Harrow Road, Bransgore BH23 8JN – Internal and external repairs and restoration; replacement roof (Application for listed building consent)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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.</p> <p>2. Development shall only be carried out in accordance with drawing nos: 01637-S-001 Rev P4, 10786_1 Rev P3, 100, 200 Rev A, 400 Rev A, 600 Rev A, 601 Rev A, 10786-TR1 REV P1, and documents: Structural Calculations Reports (by Marbas and Andrew Warning Associates). 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 protect the character and architectural interest 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).</p>
Voting	Unanimous

REPORT ITEM 5	
Application No.	20/00748/FULL
Details	Laurel Cottage, Canada Common Road, West Wellow, Romsey SO51 6DH – Replacement dwelling and workshop outbuilding
Public Participants	Alison Ward (For)
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 drawing numbers: drawing numbers: 01 Rev P02, 011 Rev P05, 012 Rev P03, 020 Rev P03, 021 Rev P03, 022 Rev P03, 032 Rev P02, 040 Rev P02. No alterations to the approved development shall be made unless otherwise agreed in writing</p>

	<p>by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with Policies SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>4. No windows/doors shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.</p> <p>a) Typical joinery details including window/doors, eaves, verge, bargeboards.</p> <p>b) Rainwater goods</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To protect the character of the locality and the architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. Unless otherwise agreed in writing by the New Forest National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report by ECOSA dated September 2020 hereby approved. The specified measures shall be implemented and retained at the site in perpetuity and a statement, with details of the implementation of the measures supplied to the Authority prior to the occupation of the development.</p> <p>Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6. Prior to the commencement of development, including demolition or site clearance, a construction environmental management plan shall be submitted to and approved in writing</p>
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	<p>by the National Park Authority. The measures thereby approved shall be implemented and retained at the site at all times during the development.</p> <p>Reason: To safeguard the adjoining designated land in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7. The trees/hedges 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 arboricultural statement by Alderwood Consulting dated October 2020.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>8. Within three months of the date of this decision, 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:</p> <ul style="list-style-type: none"> (a) the existing trees and shrubs which have been agreed to be retained; (b) a specification for new planting (species, size, spacing and location); (c) areas for hard surfacing and the materials to be used; (d) other means of enclosure; (e) a method and programme for its implementation and the means to provide for its future maintenance. <p>No development shall take place unless these details have been approved and then only in accordance with those details.</p> <p>Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9. 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.</p> <p>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</p>
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	<p>variation.</p> <p>Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>10. 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 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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>11. The outbuilding 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 DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>12. 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 SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>13. No external lighting shall be installed on the site unless details of such proposals, which shall be in accordance with the recommendations of the ECOSA Ecological Appraisal hereby approved, have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Reason: To protect the amenities and ecology of the area in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>14. Prior to the occupation of the dwelling hereby approved, the</p>
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	<p>screen fence located to the south of the roof terrace shall be built in accordance with the approved plans to a height of 1.8 metres above the terrace floor level, and shall be retained at the site in perpetuity.</p> <p>Reason: To protect the amenities of neighbouring occupiers in accordance with Policies DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	Unanimous

17 Planning Appeal Decisions (PC 346-20)

- 17.1 Steve Avery, Executive Director Strategy and Planning, reported four appeal decisions over the period, two of which had been dismissed and two allowed. Members noted the report.

18 Any other items which the Chairman decides are urgent.

- 18.1 Members then resolved to enter a Part II session and accordingly the press and public were excluded from the meeting.

RESOLVED: That the public be excluded from the meeting during the following items 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 the meaning of Paragraphs 1, 2, 3, 5, 6 and 7 of 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 third party personal data, legal advice, the financial and business affairs of any person, notices imposing requirements on any person, and the prevention, investigation and prosecution of crime.

Voting: Unanimous.

19 Date of next meeting

- 19.1 The next meeting is scheduled to be held remotely on 19 January 2021 at 10:00 a.m. via Microsoft Teams, Live Events.

The meeting ended at 12:15 pm.

..... Date

Chairman