

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 16 FEBRUARY 2021 AT 9:30 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
John Sanger
Stephen Tarling
Richard Taylor
Steve Trow

Officers:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
David Stone	Corporate Services Manager
David Illsley	Policy Manager
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Liz Young	Planning Officer
Emily Dee	Building Design and Conservation Officer
Simon Ludlow	ICT Technical Officer
Sam Greatorex	Systems Support Technician
Vicki Gibbon	Member Services Administrator

29 Chairman's Introduction to conduct of remotely held Meetings on Microsoft Teams

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

30 Apologies for Absence

30.1 An apology for absence was received from Ann Sevier.

31 Declarations of Interest

31.1 Stephen Tarling declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 34 report item 3 as a member of Sway Parish Council.

31.2 Richard Taylor declared an interest under part 2 section B (non-pecuniary interests) of the NPA’s Code of Conduct in minute item 34 report item 2 as a member of Minstead Parish Council.

32 Minutes

32.1 **RESOLVED:** That the minutes of the meeting held on 19 January 2021 be approved as a true record.
Voting: Unanimous.

33 Chairman’s Announcements

33.1 The Chairman reminded Committee members that there would be Part II agenda items following the Part 1 session where the public and press would be excluded.

34 Planning Applications for Committee Decision (Paper PC 349-20)

34.1 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.	20/00835/FULL
Details	North Lodge, Pylewell, East End, Lymington SO41 5SJ – Extension to dwelling; extension to outbuilding; cladding
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 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 The outbuilding the subject of this permission shall only be used for purposes incidental to the dwelling on the site and</p>

	<p>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 numbers: 1226.P1, 1226.P5 Rev A, 1226.P6, 1226.P7 Rev A, 1226.P8, 1226.P9, and 1226.P10. 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> <p>6 No demolition or development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:</p> <ol style="list-style-type: none"> 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. <p>No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved in writing by the New Forest National Park Authority.</p> <p>The development shall not be occupied until the site investigation and post investigation assessment has been</p>
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	<p>completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p> <p>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 DP2 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	11:0, 1 abstention

REPORT ITEM 2	
Application No.	20/00874/FULL
Details	Auberge, Lyndhurst Road, Minstead, Lyndhurst SO43 7FX – Replacement outbuilding; alterations to existing outbuilding; access alterations; 2no. new entrance gates; 1no. new pedestrian access gate (AMENDED PLANS)
Public Participants	Cllr Georgina Hough (Minstead Parish Council)
Comments	A proposal for refusal was put forward due to the application not being in character with the local area, this was not carried (3:9). Approval of the application was subsequently proposed and granted as per officer’s recommendation.
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: 3228-10-01 Rev C, 3228-10-03 Rev D, 3228-10-10 Rev A and 3228-20-04 Rev C. 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 external facing materials to be used in the development shall match those indicated on the approved plans, 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 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>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> <p>The gates along Lyndhurst Road, the subject of this permission, shall not be erected until:</p> <p>6 (a) details of the treatment of the boundary (number, species and spacing of the hedgerow plants) of the site along Lyndhurst Road have been approved in writing by the New Forest National Park Authority, and (b) these means of enclosure have been implemented in accordance with the details thus approved.</p> <p>When fully grown, the hedgerow shall be maintained at a height to match the existing hedgerow.</p> <p>Reason: To ensure that the development takes place in an appropriate way in accordance with Policies SP17 and Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	9:3

REPORT ITEM 3	
Application No.	20/00888/FULL
Details	14 Buldowne Walk, Sway, Lymington SO41 6DU – Single storey rear extension
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1 The development hereby permitted shall be begun before the

	<p>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: 003, 004, DR1 and DR2.</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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	11:0, 1 abstention

REPORT ITEM 4	
Application No.	20/00901/FULL
Details	Little Meadow, (Land adj. The Terraces), Newbridge Road, Newbridge, Cadnam SO40 2NW
Public Participants	Charlie Barton (For) Bob Hull (Agent For)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The existing access suffers from poor visibility and, based upon the information available along with the likely increase in vehicle movements, the change of use would have a potentially harmful impact upon the safety and convenience of users of the adjoining highway, particularly having regard to the limited road width and absence of any pavements. The development would therefore be contrary to the requirements of Policy SP55 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>2 It has not been demonstrated that the use is one which makes a significant contribution to the sustainability of the local community or the understanding and enjoyment of the New</p>

	<p>Forest National Park. The use would be located within the open countryside and is not closely associated with any of the defined settlements of the New Forest and would not involve the re-development of an existing employment use or the re-use of buildings. Furthermore the overall levels of activity associated with the use could not reasonably be considered small scale. The development is therefore contrary to Policies SP1 and SP42 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) along with Paragraph 172 of the National Planning Policy Framework.</p> <p>3 The development has resulted in a harmful loss of tranquillity and the erosion of the historic pastoral landscape as a result of the change of use from grazing to a more intensive land use. The development therefore fails to preserve the character and appearance of the Conservation Area and wider New Forest landscape. The development is at odds with the prevailing landscape of this part of the New Forest and is therefore contrary to Policies SP7, SP15, SP17 and SP16 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	9:3

REPORT ITEM 5	
Application No.	20/00939/FULL
Details	Oaklands, Lower Sandy Lane, Boldre, Lymington SO41 8PR – Outbuilding; demolition of existing outbuilding
Comment	It was agreed that a further condition would be added regarding the removal of Permitted Development Rights for further outbuildings.
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 stated on the application form, 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 outbuilding the subject of this permission shall only be</p>

	<p>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 The trees and 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 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 DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5 Development shall only be carried out in accordance with drawing numbers: 07620 1 Rev A and 07620 2 Rev B. 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>6 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>
Voting	Unanimous

35 Article 4 Direction (PC 354-21)

35.1 This report was brought forward in the agenda due to a member of the public wishing to speak on this item. Helen Greenaway made a three minute presentation to the Committee following Steve Avery’s introduction of the report explaining the impact on her land, and had a further one minute right of reply following discussion.

- 35.2 Steve Avery reminded Committee members that as advised at the November 2020 Planning Committee, an Article 4 Direction had been issued with immediate effect regarding land on the south side of Ringwood Road, near Bartley. As explained in the report, the Direction removed the deemed planning permission for fencing and means of enclosure because the land had been sold off online as 16 individual plots; it was considered that should these individual plots be delineated by means of fencing that would seriously undermine the visual amenity of the Forest North East Conservation Area. The Direction was now brought to members for confirmation.
- 35.3 Following discussion members endorsed the recommendation as set out below.

RESOLVED: That the Article 4 Direction withdrawing permitted development rights granted by Class A, Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 be confirmed, and that the Executive Director be authorised to attest its sealing and to take all such action as necessary in relation to its publication and service in accordance with GPDO.

Voting: unanimous

36 Planning Appeal Decisions (PC 350-20)

- 36.1 Steve Avery, Executive Director Strategy and Planning, reported four appeal decisions over the period, three of which had been refused and one appeal for costs had been granted. Members noted the report.

37 Ringwood Neighbourhood Area Designation (PC 351-21)

- 37.1 David Illsley introduced his report advising members that in order to start the formal process of preparing a Neighbourhood Plan, the relevant town / parish council must first make an application to the local planning authority for the designation of a 'Neighbourhood Area'. The application received on 1 February 2021 from Ringwood Town Council is the eighth Neighbourhood Area application that the Authority has received and the application covers the whole of the parish of Ringwood.
- 37.2 Mr Illsley explained that although the town of Ringwood falls within New Forest District Council's planning administrative area, the majority of the land of the parish lies within the National Park and therefore within the Authority's remit. The District Council had already approved the Neighbourhood Area designation in respect of its administrative area and therefore this report requested Planning Committee members to endorse the designation of the area that fell within the National Park Authority's area. Following discussion members endorsed the recommendation as set out below.

RESOLVED: That the proposed Neighbourhood Area applied for by Ringwood Parish Council be formally designated by the Authority as it relates to the area of the parish within the New Forest National Park.

Voting: unanimous

38 Heritage Assets - Planning Briefing Note (PC 352-21)

- 38.1 Emily Dee presented her report informing members that in line with objectives in the Business Plan the Building Design and Conservation officers had compiled a list of non-designated heritage assets to date within the New Forest from the existing

records on the Authority's mapping systems and planning history. She explained that the list provided the Authority with a consistent and accountable means of identifying non-designated heritage assets and giving the appropriate degree of consideration in planning decisions.

- 38.2 Ms Dee went on to explain that the current list was not exhaustive and was a working document which could be amended at any time. The accompanying briefing note clarified how both designated and non-designated assets were to be treated in the planning system and the procedures for adding or removing a heritage asset from the 'local list'. Members were asked to endorse the recommendation as set out in the report, which they duly confirmed.

RESOLVED: That:

1. the Committee endorse the list of non-designated heritage assets to be published on the New Forest National Park Authority's website, and that,
2. the Committee endorse the use of the Heritage Assets – Planning Briefing Note for use in the delivery of the Authority's statutory planning functions.

Voting: Unanimous

39 National Planning Policy Framework & National Model Design Code: Consultation Proposals (PC 356-21)

- 39.1 David Illsley presented his report highlighting that on 29 January the Government had published proposals seeking views on the draft revisions to the National Planning Policy Framework (NPPF); and the draft National Model Design Code. Full details of the consultation can be found online and the consultation would run for an 8 week period from 30 January until 27 March 2021.
- 39.2 Mr Illsley explained that the report provided a high-level overview of the Government's proposals and set out how the Authority would likely be responding to the consultation. Mr Illsley went on to highlight several of the proposed NPPF changes that were most relevant to the work of the National Park Authority. He also explained that the Government had published its draft National Model Design Code for consultation over the same 8-week period. The National Design Code would have the status of guidance, although the Government recommended that the advice be followed. He explained that section 4 of the report detailed the Authority's intended response to the Government's consultation, which would be in conjunction with National Park England. Members were asked to endorse the recommendations as set out in the report.

RESOLVED: That:

- a) the scope and focus of the Government's current consultation on the proposed changes to the NPPF (2019) and the draft National Model Design Code be noted, and
- b) the Committee delegate authority to officers to input into a combined National Park England consultation response to the proposals by the deadline of 27 March 2021.

Voting: unanimous

40 Any other items which the Chairman decides are urgent.

40.1 Members resolved to enter a Part II discussion 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.

41 Potential Prosecution (PC 355-21)

41.1 Members received a report on the above matter. This is a summary of the minute which contains exempt information.

42 Proposed Enforcement Action (PC 356-21)

42.1 Members received a report on the above matter. This is a summary of the minute which contains exempt information.

43 Options for Managing Exempted Campsites in the National Park (PC 357-21)

43.1 Members received a report on the above matter. This is a summary of the minute which contains exempt information.

44 Date of next meeting

44.1 The next meeting is scheduled to be held remotely on 16 March 2021 at 9:30 a.m. via Microsoft Teams.

The meeting ended at 12:30 pm.

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Chairman

Date