

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 19 JANUARY 2021 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
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
Natalie Walter	Principal Planning Officer
Dan Pape	Planning Officer
Simon Ludlow	ICT Technical Officer
Sam Greatorox	Systems Support Technician
Vicki Gibbon	Member Services Administrator

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

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

21 Apologies for Absence

21.1 An apology for absence was received from Ann Sevier.

22 Declarations of Interest

22.1 Richard Taylor declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 25 report item 5 as Chairman of the Cycle Working Group.

23 Minutes

23.1 **RESOLVED:** That the minutes of the meeting held on 15 December 2020 be approved as a true record.

Voting: 10:0, with 1 abstention from a member who was not present at the meeting.

24 Chairman’s Announcements

24.1 The Chairman reminded committee members that there would be a Members’ briefing following the meeting.

25 Planning Applications for Committee Decision (Paper PC 347-20)

25.1 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.	20/00583/FULL
Details	Corner Ground, Norley Wood Road, Norley Wood, Lymington SO41 5RS – Raised garden terrace
Public Participants	Magnus Ström (Applicant) Cllr Jo Humphreys (Boldre Parish Council)
Comments	A vote was taken to grant the application as per the Officer’s recommendation, which was not carried (3:8). A proposal was then put forward and duly seconded to refuse the application on the basis of the development not conforming to the character and setting of the National Park and the surrounding conservation area. The application was therefore refused.
Decision	Planning Consent <u>refused</u>
Reasons	1. The raised terrace, by virtue of its location, height, non-conforming design and associated use as an elevated outdoor recreational space, would be a discordant and suburbanising feature in the landscape, at odds with the rural character and appearance of the Forest South East Conservation Area and the rural setting of the site and the locally distinctive character of the New Forest National Park, contrary to Policies SP16, SP17, DP2 and DP18 of the New Forest National Park Local Plan 2016- 2036 (August 2019).
Voting	8:3

REPORT ITEM 2	
Application No.	20/00620/FULL
Details	Brookwood, Sway Road, Brockenhurst SO42 7RX – 2No. Detached bungalows; fence; cattle grid; alterations to driveway and parking; demolition of existing dwelling and outbuilding
Public Participants	Matt Holmes (Agent) Andrew Shearer (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (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 Development shall only be carried out in accordance with drawing numbers: MBA/100/104, MBA/100/105 REV B, MBA/100/106 Rev B, MBA/100/107 REV A and MBA/100/108 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 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 typical joinery details including window/doors, eaves, verge, bargeboards have been submitted to, and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To protect the character and appearance of the development in accordance with Policies DP2, DP18 and SP17</p>

	<p>of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>5 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) boundary treatments and 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>6 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>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 by Abbas Ecology dated November 2020 hereby approved. The specified measures shall be implemented and retained at the site in perpetuity and, post completion, a statement confirming their implementation shall be submitted to the Authority.</p>
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	<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 No external lighting shall be installed on the site unless details of such proposals, which shall be in accordance with the recommendations of the approved ecological report, 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 SP6, DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9 Unless otherwise agreed in writing, development shall take place in accordance with the details of the means of disposal of surface water from the site set out in the drainage design statement dated August 2020 by Odyssey consultants, hereby approved.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>10 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> <p>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 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 defined village and to comply with Policies SP21 and DP35 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
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	<p>12 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 impact statement and tree protection plan by Hearne Arboriculture dated November 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>13 Prior to the occupation of the development, ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and 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 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>14 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</p>
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	<p>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 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 DP8 of the New Forest National Park Local Plan 2016-2016 (August 2019).</p>
Voting	10:0, 1 abstention

REPORT ITEM 3	
Application No.	20/00629/FULL
Details	128 Lyndhurst Road, Ashurst, Southampton SO40 7AS – Repairs and alterations to canopy, extension to building; fencing and underground water storage tank
Public Participants	Cllr Mike Thomas (Ashurst and Colbury Parish Council)
Decision	Planning consent <u>granted subject to conditions</u>
Conditions	<p>1 Within six months of the date of this decision the boundary fence shall be demolished and removed from its existing position and relocated and rebuilt in accordance with the position and design shown on drawing numbers 128LY-A-03-001 REV 2 and 128LY-A-06-004 REV 2.</p> <p>Reason: To ensure development remains wholly within the application site and is of an appropriate design to comply with Policies DP2 and DP18 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>2 Development shall only be carried out in accordance with: Drwg Nos: 128LY-A-01-002 REV 2 (SITE PLAN), 128LY-A-01-002 REV 2 (PRE-EXISTING FENCE DETAIL), 128LY-A-03-003 REV 2, 128LY-A-02-001 REV 2, 128LY-A-03-002 REV 2, 128LY-A-06-001 REV 2, 128LY-A-06-003 REV 2, 128LY-A-06-004 REV 2, 128LY-A-03-001 REV 2.</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 No alterations shall take place above slab level until samples or exact details of the facing and roofing materials, and materials for the fence 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.	20/00781/FULL
Details	Rossenford House, Brook Hill, Norley Wood, Lymington SO41 5RQ – Replacement outbuilding
Public Participants	Deborah Slade (Agent) Julien Prevett (Against)
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 used on the existing dwelling, 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 building 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</p>

	<p>countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>4 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>5 Development shall only be carried out in accordance with Drwg Nos: 107 Rev A, 102 Rev B, DR1 and DR2. 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>
Voting	Unanimous

REPORT ITEM 5	
Application No.	20/00787/FULL
Details	C97/C63 Ipley Crossroads, Beaulieu Road, SO45 5TL – Reconfiguration of the C97/C63 Ipley crossroads junction to create staggered junction; reinstatement of existing western arm carriageway to heathland; construction of new western arm to south of existing alignment; reinstatement of part of the highway at Wootton Bridge near Brockenhurst to heathland to create compensatory habitat
Public Participants	Jenny Wallace (HCC For) Cllr Maureen Holding (Ward Councillor)
Comment	The Case Officer drew Members’ attention to an amended signage plan, an amendment to the proposed conditions to reflect an updated CEMP (condition 4) and details of kerbs and surfacing received (condition 8), together with an amended Parish response and a number of late representations that had been received. Natalie Walter also explained that the recommendation would be communicated to the Secretary of State in line with the Conservation of Habitats and Species Regulations 2017 and that there would be a 21 day period to await any response.
Decision	Subject to receiving no objection from the Secretary of State that 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.

	<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:</p> <p>CJ008720-ECH-HDG-00007777-DR-HE-0500 Rev P01 CJ008720-ECH-HFE-26723624-DR-HE-0301 Rev P01 CJ008720-ECH-HGN-26723624-DR-HE-0101 Rev P01 CJ008720-ECH-HGN-26723624-DR-HE-0103 Rev P01 CJ008720-ECH-HGN-26724140-DR-HE-0110 Rev P01 CJ008720-ECH-HGN-26724140-DR-HE-0111 Rev P01 CJ008720-ECH-HGN-26724140-DR-HE-0112 Rev P01 CJ008720-ECH-HSC-26723624-DR-HE-0201 Rev P01 CJ008720-ECH-HSC-26724140-DR-HE-0210 Rev P01 CJ008720-ECH-HSN-26723624-DR-HE-1201 Rev P01 TM/JW/DR001 WPF0716/CRP/007 WPF0716/CRP/L/001 HCC10/C/010.</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 Within 3 months of commencement of development, compensatory habitat shall be provided in accordance with the approved plans and the methodology contained within Appendix 2 of the Construction Environmental Management Plan, unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To safeguard protected species and to provide ecological compensation in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>4 Unless otherwise agreed in writing by the New Forest National Park Authority, development shall only take place in accordance with the Construction Environmental Management Plan prepared by Hampshire County Council, dated January 2021.</p> <p>Reason: To safeguard protected species and to provide ecological enhancements in accordance with Policies DP2 and</p>
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	<p>SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>5 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 Appraisal prepared by Hampshire County Council, dated November 2020, hereby approved. Following the completion of the works, a report confirming that they have been completed in accordance with the above recommendations shall be submitted to (and approved by) the National Park Authority. 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>6 No development shall take place other than in accordance with the archaeological Written Scheme of Investigation as submitted and approved.</p> <p>The development shall not be used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved 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 in accordance with Policy SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7 The development shall take place in accordance with the details of means of disposal of surface water contained within drawing number CJ008720-ECH-HDG-00007777-DR-HE-0500 Rev P01, unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>8 Unless otherwise agreed in writing by the New Forest National Park Authority, development shall take place in accordance with the details of the kerb and surface materials included in drawing number CJ008720/007.</p>
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	<p>Reason: To ensure an acceptable appearance of the road in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9 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	Unanimous

26 Planning Appeal Decisions (PC 348-20)

26.1 Steve Avery, Executive Director Strategy and Planning, reported six appeal decisions over the period, all of which had been dismissed. Members noted the report.

27 Any other items which the Chairman decides are urgent.

27.1 There were no further items.

28 Date of next meeting

28.1 The next meeting is scheduled to be held remotely on 16 February 2021 at 10:00 a.m. via Microsoft Teams.

The meeting ended at 12:50 pm.

..... Date

Chairman