

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 16 JUNE 2020 AT 10:00 AM VIA MICROSOFT TEAMS

Attending remotely:

Members:

Leo Randall (Chairman)
Gordon Bailey (Deputy Chairman)
David Bence
Sue Bennison
George Bisson
Richard Clewer (until end of report item 1)
Oliver Crosthwaite-Eyre
Gavin Parker
Caroline Rackham
Barry Rickman
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
Clare Ings	Senior Planning Officer
Simon Ludlow	ICT Technical Officer
Denise Allen	Member Services Administrator

90 Chairman's Introduction to Conduct of Remotely held Meetings on Microsoft Teams, Live Events

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

91 Apologies for Absence

91.1 Apologies for absence were received from John Sanger and Ann Sevier.

92 Declarations of Interest

92.1 None.

93 Minutes

93.1 **RESOLVED:** That the minutes of the meeting held on 19 May 2020 be approved as a true record.

Voting: 10:0, 1 abstention by a member not present at the above meeting.

94 Chairman’s Announcements

94.1 None

95 Planning Applications for Committee Decision (Paper PC 330-20)

95.1 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.	20/00172/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 incidental accommodation
Public Participants	Lori Butler (Applicant) by written statement read by officer Cllr. John Clarke (Woodgreen Parish Council)
Comments	An additional informative to the application was proposed for inclusion regarding any alterations to accesses or any works to trees on land outside the application site boundary.
Decision	Planning consent was <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 Drwg Nos: 988-20-10, 988-20-15, 988-20-13 Rev A and 988-20-14 Rev A. 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 development shall take place above slab level until</p>

	<p>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. b) Details of all pipes, vents and flues (the latter to be finished in black)</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>5 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.</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>6 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, including all boundary treatments; e) a method and programme for its implementation and the means to provide for its future
--	--

	<p style="text-align: center;">maintenance.</p> <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>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 (Development Site Arboricultural Method Statement ref: SW/AMS/396/19 dated 7 November 2019).</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 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>9 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>10 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 (Phase 2 Bat Survey Work ref: AE/4285 dated August 2019) hereby approved. 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>11 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site in accordance with the submitted Construction Management Statement, 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>12 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>Informative:</p> <p>The applicant is advised that any works to increase the size of or alter the accesses would require the permission of the Forestry Commission as owner of the land and Natural England as the land is designated SSSI verge. Any resurfacing of the access would also require permission.</p> <p>The applicant is advised that this permission does not give consent for any works to trees on land outside the application site boundary; this will have to be the subject of a separate tree works application as the land falls with a conservation area.</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	20/00182/FULL
Details	Godwins House, Waterditch Road, Bransgore, Christchurch, BH23 8JX - Replacement dwelling
Public Participants	Tom Whiteley (Applicant)
Comments	Officers advised that the existing enforcement notice regarding the unauthorised development of the property was issued to prevent the existing structure from becoming lawful by default and in the expectation that the applicant would seek to retain the existing dwelling in some acceptably modified form, rather than to take it down and replace it with a dwelling of a very different style.
Decision	Planning consent was <u>refused</u> .
Reasons	<p>1 The unauthorised development that has taken place at the site has resulted in the loss of an attractive, traditionally-proportioned, thatched cottage, which made an unobtrusive contribution to the landscape and character of this part of the National Park. The proposed dwelling, by virtue of its size, scale, form and design, would have an imposing impact on the rural landscape character of this part of the National Park contrary to Policies SP7, SP17, DP35, DP18 and DP2 of the New Forest National Local Plan 2016-2036 (August 2019).</p>
Voting	8:0, 2 abstentions

REPORT ITEM 3	
Application No.	20/00229/FULL
Details	Kingston Cottage, Lower Sandy Down Lane, Boldre, Lymington, SO41 8PP – Replacement outbuilding; demolition of existing outbuilding.
Public Participants	Jo Wardman-Smith (Applicant) Cllr Jacqui England (Boldre Parish Council) by written statement read by officer
Decision	Planning consent was <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 building the subject of this permission shall only be used for purposes incidental to the dwelling on the site</p>

	<p>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>3 Development shall only be carried out in accordance with PLA003 Rev B and PLA001 Rev A. 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>4 The external facing and roofing materials to be used in the development shall be as stated on the application form hereby approved, 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	9:1

REPORT ITEM 4	
Application No.	20/00230/FULL
Details	Arnewood Manor Farm, Arnewood Bridge Road, Sway, Lymington, SO41 6ER – Continued use of land and part of former farm building for storage of vehicles and machinery for arboricultural business.
Public Participants	Bob Hull (Agent) & John Shutler (Applicant) Richard Greenwood (Against)
Comments	On this occasion members decided not to support the officer’s recommendation set out in the paper, it having become apparent during the meeting that the intended use of the land by the applicant extended beyond that of storage of vehicles and machinery only, as set out in the planning application. Members agreed to defer this retrospective application pending clarification and re-assessment of the existing and intended use.
Decision	Planning consent was <u>deferred</u>
Reasons	1 To allow the applicant time to clarify the exact nature of the uses at the site, and then submit an application which met his requirements in discussion with officers.

Voting	9:1

96 Planning Appeal Decisions (PC 331-20)

96.1 Steve Avery, Executive Director Strategy and Planning, reported four appeal decisions over the reporting period, three having been allowed. Discussion ensued as to lawful use as relating to shepherd’s huts. Factors discussed included whether a hut was capable of use as a self-contained unit, and whether it constituted a material change of use at the particular site.

97 Any other items which the Chairman decides are urgent.

97.1 None.

98 Date of next meeting

98.1 The next meeting is scheduled to be held remotely on 21 July 2020 at 10:00 a.m. via Microsoft Teams, Live Events.

The meeting ended at 12:04 pm.

.....
Chairman

Date