

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 16 MARCH 2021 AT 9:30 AM VIA MICROSOFT TEAMS

Attending remotely:

Members:

Leo Randall (Chairman)
Gordon Bailey (Deputy Chairman)
Sue Bennison
George Bisson
Richard Clewer (*left the meeting at 10am*)
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 Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Simon Ludlow	ICT Technical Officer
Sam Greatorex	Systems Support Technician
Vicki Gibbon	Member Services Administrator

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

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

49 Apologies for Absence

49.1 Apologies for absence were received from Stephen Tarling and Steve Trow.

50 Declarations of Interest

50.1 There were no declarations of interest on this occasion.

51 Minutes

51.1 **RESOLVED:** That the minutes of the meeting held on 16 February 2021 be approved as a true record.

Voting: Unanimous.

52 Chairman’s Announcements

52.1 The Chairman advised that the wash-up meeting for committee members would not take place on this occasion.

53 Planning Applications for Committee Decision (Paper PC 358-21)

53.1 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.	20/00773/FULL
Details	Cloud Hotel, Meerut Road, Brockenhurst SO42 7TD – Change of use to B&B and tea room; single store conversion to facilitate managers accommodation; first floor extension to facilitate managers accommodation; 2no. roof lights; alterations to fenestration; extension; pitched roof to kitchen extension; 2 no. self-contained holiday lets and 2no. holiday lets (use class C3); 2no. bike stores and cycle racks; demolition of single storey rear extensions and outbuildings
Public Participants	James Thompson (For) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Councillor)
Comments	The case officer drew attention to an amendment to condition 9 to refer to the cottages numbered 1 and 2 rather than 3 and 4. A proposal was put forward to include a further condition to add extra cycle racks at the front of the property; this was put to the vote but was not carried (3:7). Approval of the application was subsequently granted as per the officer’s recommendation.
Decision	Subject to the prior completion of a section 106 agreement to secure public open space contributions, the Executive Director of Strategy & Planning be authorised to grant planning permission 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 nos: 9470-SHA-SW-SW-DR-A-100 Rev P1 9470-SHA-SW-SW-DR-A-103 Rev P2, 9470-SHA-SW-ZZ-DR-A-104 Rev P3, 9470-SHA-SW-ZZ-DR-A-105 Rev P2, 9470-SHA-SW-ZZ-DR-A-106 Rev P2, 9470-SHA-SW-XX-DR-A-107 Rev P2, 9470-SHA-SW-</p>

	<p>SW-DR-A-108 Rev P2 and 2009063-TK02.</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> <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 and sections for the replacement windows and doors at a scale of 1:10</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 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage as since shown on Drwg No. 2009063-TK02 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>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) details of the boundary with Meerut Road; (e) all external lighting including that attached to the buildings; and (f) 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>7 Prior to the demolition of the garage, a Phase II Bat Survey shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report (Preliminary Ecological Appraisal dated 6 November 2020 from ecosupport approved as part of this planning application.</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 No development shall take place until details of a compound to be provided for the storage of materials, machinery, waste materials and spoil have been submitted to and approved in writing by the National Park Authority. All materials, machinery, waste materials and spoil shall be stored within the approved compound.</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>9 Cottages 1 and 2, the subject of this permission, shall not be used as permanent dwellings and shall only be used for holiday use by the same person, group of persons or family for periods not exceeding a total of 28 days in any one calendar year. A register of holiday makers shall be kept and made available at the request of the New Forest National Park Authority.</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	Reason: In order to retain a suitable level of serviced accommodation in accordance with Policy SP46 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
Voting	Unanimous

REPORT ITEM 2	
Application No.	20/00799/FULL
Details	Coombe Grange, Coombe Lane, Sway, Lymington SO41 6BP – Formation of access
Public Participants	Mr Hayter (For) Bob Hull (Agent) Sascha Dutton-Forshaw (Against)
Comments	The case officer informed members that the Landscape Officer’s consultation response had now been received, which recommended refusal of the application.
Decision	Planning consent <u>refused</u>
Reasons	1 The proposed access and necessary loss of the hedgerow on Pauls Lane would result in a suburban form of development in a rural landscape at odds with the locally distinctive character of the New Forest National Park, contrary to Policies SP17, DP2 and DP18 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the adopted Design Guide.
Voting	8:1, 1 abstention

REPORT ITEM 3	
Application No.	20/00959/FULL
Details	Pastures Mead, Brighton Road, Sway, Lymington SO41 6EA – Single storey side and rear extension; roof alterations; flue; render; raised decking; demolition of existing conservatory
Public Participants	Ben Kempster (For)
Decision	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. 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. 2 The external facing 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>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 Development shall only be carried out in accordance with drawing nos: 01 Rev E, 02 Rev A, 04 Rev D, 05 Rev A (Site), 05 (Block), 06 Rev C, 08, WTP1 Rev 1. 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 trees 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 Wadey Trees Arboricultural Method Statement and Tree Protection Plan (ref -WT P11379491 AIA Pastures Mead) while 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>
Voting	Unanimous

54 Planning Appeal Decisions (PC 359-21)

54.1 Steve Avery, Executive Director Strategy and Planning, reported three appeal decisions over the period, two of which had been dismissed and one appeal allowed with conditions. Members noted the report.

55 New Forest National Park Annual Monitoring Report 2020 (PC 360-21)

55.1 Sarah Applegate introduced her report, reminding committee members that each year as a local planning authority the Authority was required to produce a monitoring report. She explained that this report was to note the 2020 Annual Monitoring Report (AMR) which covered the period 1 April 2019 to 31 March 2020 and that due to the New Forest National Park Local Plan being adopted on 29 August 2019, the AMR considered the effectiveness of both sets of planning policies in the Core Strategy and the Local Plan.

Members noted the report.

56 Any other items which the Chairman decides are urgent.

56.1 None.

57 Date of next meeting

57.1 The next meeting is scheduled to be held remotely on Tuesday 20 April 2021 at 9:30 a.m. via Microsoft Teams.

The meeting ended at 11:55 am.

..... Date

Chairman