

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 17 NOVEMBER 2020 AT 10:00 AM VIA MICROSOFT TEAMS

Attending remotely:

Members:

Leo Randall (Chairman)
Gordon Bailey (Deputy Chairman)
Sue Bennison
George Bisson
Caroline Rackham
Barry Rickman
John Sanger
Ann Sevier
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
Clare Ings	Senior Planning Officer
Liz Young	Planning Officer
Simon Ludlow	ICT Technical Officer
Sam Greatorex	Systems Support Technician
Vicki Gibbon	Member Services Administrator

1 Election of Chairman and Deputy Chairman

1.1 Steve Avery opened the meeting to preside over the election of Chairman.

RESOLVED: That Leo Randall be appointed as Chairman and Gordon Bailey as Deputy Chairman of the Planning Committee for the period up to the next Annual meeting of the Authority in 2021.

Voting: Unanimous

2 Apologies for Absence

2.1 Apologies for absence were received from Richard Clewer and Gavin Parker.

3 Declarations of Interest

3.1 Stephen Tarling declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 5 report items 1,6 and 7 as a member of Sway Parish Council.

4 Minutes

- 4.1 **RESOLVED:** That the minutes of the meeting held on 15 September be approved as a true record.
Voting: none voting against, 3 abstentions

5 Chairman’s Announcements

- 5.1 The Chairman welcomed Stephan Tarling and Steve Trow as new members of the Planning Committee.

6 Planning Applications for Committee Decision (Paper PC 342-20)

- 6.1 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.	20/00487/FULL
Details	Azalea Cottage, Church Land, Sway, Lymington SO41 6AD – Rear single storey extension; demolition of conservatory
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</p> <p>Drawing nos: SB/P/02A, SB/P/03B, SB/P/04, SB/P/05, SB/P/06.</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</p>

	<p>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	Unanimous

REPORT ITEM 2	
Application No.	20/00505/FULL
Details	7 Carters Close, Hale, Fordingbridge SP6 2NU – Single storey extension to side and rear; 2No. rooflights
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 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 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>4 Development shall only be carried out in accordance with PL.01, PL.05 Rev B, PL.06 Rev A, PL.07 Rev A, PL.08, PL.09 Rev B, PL.10 Rev A. No alterations to the approved development shall be made 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 Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
Voting	10:0; 1 abstention

REPORT ITEM 3	
Application No.	20/00578/FULL
Details	54a Brookley Road, Brockenhurst, SO42 7RA – Retention of summerhouse; demolition of bike shed
Public Participants	Pauline Mueller (For) John Korbey (Brockenhurst Parish Council)
Comment	A proposal to grant the application was made, but was not carried (4:7). Following a further proposal the application was subsequently refused as per the officer’s recommendation.
Decision	Planning consent <u>refused</u>
Reasons	1 The outbuilding, by virtue of its prominence, height and design, comprises an incongruous feature which causes less than substantial harm to the character and appearance of the Brockenhurst Conservation Area with no overriding public benefits, contrary to Policies DP2, SP16, SP17, DP18 and DP37 of the New Forest National Park Local Plan 2016- 2036 (August 2019), the National Planning Policy Framework and the National Design Guide.
Voting	7:3, 1 abstention

REPORT ITEM 4	
Application No.	20/00601/FULL
Details	Warwick Farm House, Beckley Road, Beckley, Christchurch BH23 7ED – Alteration of an attached conservatory into a detached garden room
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1 Within three months of the date of this decision works shall be carried out in full so that the development strictly accords with drawings MBA/100/103, MBA/100/104 and MBA/100/105 and the Authority notified in writing to enable a post completion check to be undertaken. Reason: The building which currently exists on site does not benefit from formal planning consent and conflicts with Policy DP36 of the Local Plan. The proposed works to detach the building from the main house will enable the development to

	<p>comply with planning policy (specifically Policy DP37 of the New Forest National Park Local Plan).</p> <p>2 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 of Part 1 of Schedule 2 to the Order, or by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out on the approved building or the existing dwelling 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 ensure the outbuilding remains detached from the main house to comply with Policies DP37 and DP36 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 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 Dwg Nos: MBA/100/103, MBA/100/104 and MBA/100/105. 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	6:4, 1 abstention

REPORT ITEM 5	
Application No.	20/00615/FULL
Details	Passford Farm Cottage, Southampton Road, Boldre, Lymington SO41 8ND – Retention of replacement decking; pool enclosure
Public Participants	Deborah Slade (Agent)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1 All hard and soft landscape works shall be carried out in

	<p>accordance with the approved details (Drawings 002 REV A, 011 REV A). 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>2 No external lighting shall be installed on the approved decking 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>3 Development shall only be carried out in accordance with drawing nos: DR1, DR2, 001, 002, 011, 002 REV A, 011 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 development in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	10:0, 1 abstention

REPORT ITEM 6	
Application No.	20/00621/VAR
Details	Orchard End, Rear of 1 & 2 Shelleys Cottages, Manchester Road, Sway SO41 6AS – Application to vary condition 2 of planning permission 18/00548 for New dwelling; shed; alterations to access to allow completion and retention of doors, windows and flue as built
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1 Development shall only be carried out in accordance with drawing numbers: 416/11B and 416/10B and drawing numbers 01, 416/5A and 416/12 of planning permission 18/00548. No alterations to the approved development shall be made unless

	<p>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>2 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 Ecology Report by Martin Noble dated 28 June 2018. 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 New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>3 The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with drawing no. 416/10B for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and that space shall thereafter be kept available at all times for those purposes.</p> <p>Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>4 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on plan number 416/20 (with additional statement) attached to consent reference 18/00548. 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 New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>5 Prior to the occupation of the development, ecological mitigation for the Solent and New Forest Special Protection</p>
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	<p>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 financial contributions in accordance with the Authority's Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note, as secured in the unilateral undertaking submitted to the Planning Inspectorate under application reference 18/00548.</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>
Voting	10:0, 1 abstention

REPORT ITEM 7	
Application No.	20/00627/VAR
Details	Land at former Arnewood Turkey Farm, Barrows Lane, Sway, Lymington SO41 6DD – Application to remove condition 4 of planning permission 19/00821 for Alterations to existing B8 building comprising; cladding to walls; replace roof covering to include 4 no. rooflights; new steel roller shutter doors
Public Participants	Jerry Davies (Agent)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 Development shall only be carried out in accordance with Drawing numbers: 1 and 2019/10/02 (received 17/12/19 in respect of application 19/00821). 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>2 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

7. Article 4 Direction, Cadnam (PC343-20)

7.1 Steve Avery presented his report advising members that the report was to bring members up to date on progress on an Article 4 Direction that had been made withdrawing permitted development rights in respect of land on the south side of Ringwood Road near Bartley. A further report would be taken to Planning Committee in due course to consider confirming the Direction.

8 Planning Appeal Decisions (PC 344-20)

8.1 Steve Avery, Executive Director Strategy and Planning, reported 15 appeal decisions over the period, nine of which had been dismissed and six allowed. Members noted the report.

9 Any other items which the Chairman decides are urgent.

9.1 There were no further items.

10 Date of next meeting

10.1 The next meeting is scheduled to be held remotely on 15 December 2020 at 10:00 a.m. via Microsoft Teams, Live Events.

The meeting ended at 12:25 pm.

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Chairman

Date