

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 15 SEPTEMBER 2020 AT 10:00 AM VIA MICROSOFT TEAMS

**Attending remotely:**

*Members:*

Leo Randall (Chairman)  
Gordon Bailey (Deputy Chairman)  
Sue Bennison  
George Bisson  
Richard Clewer (*left the meeting following report item 2, therefore did not vote on report items 3 and 4*)  
Gavin Parker  
Caroline Rackham (*joined the meeting at report item 2, therefore did not vote on report item 1*)  
Barry Rickman  
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
Liz Young	Planning Officer
Simon Ludlow	ICT Technical Officer
Sam Greatorox	Systems Support Technician
Vicki Gibbon	Member Services Administrator

**125 Chairman's Introduction to conduct of remotely held Meetings on Microsoft Teams, Live Events**

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

**126 Apologies for Absence**

- 126.1 Apologies for absence were received from David Bence and John Sanger.

**127 Declarations of Interest**

- 127.1 Richard Taylor declared an interest in minute item 130 report item 1 as a member of Minstead Parish Council.
- 127.2 Ann Sevier declared an interest in minute item 130 report item 2 as a member of Hyde Parish Council.

**128 Minutes**

128.1 **RESOLVED:** That the minutes of the meeting held on 18 August be approved as a true record.

*Voting: 8:0, with 1 abstention from a member who was not present at the meeting.*

**129 Chairman's Announcements**

129.1 There were no Chairman's announcements on this occasion.

**130 Planning Applications for Committee Decision (Paper PC 338-20)**

130.1 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.

<b>REPORT ITEM 1</b>	
<b>Application No.</b>	<b>19/00911/FULL</b>
<b>Details</b>	Peters Hold, Newtown Road, Minstead, Lyndhurst SO43 7GJ – Replacement dwelling; detached garage / carport; associated works and landscaping (demolition of existing dwelling and annex)
<b>Public Participants</b>	Fergus Alexander (For)
<b>Comment</b>	In presenting this item, the case officer detailed a proposed addition to condition 7 to require a post-completion ecological report.
<b>Decision</b>	Planning Consent <u>granted subject to conditions</u>
<b>Conditions</b>	<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: 130.000 Rev P4, 130.004 Rev P2, 130.022 Rev P1, 130.100 Rev P6, 130.101 Rev P9, 130.102 Rev P10, 130.104 Rev P8, 130.105 Rev P4, 130.111 Rev P5, 130.113 Rev P4, 130.121 Rev P6, 130.122 Rev P5, 130.123 Rev P5 and 130.124 Rev P2.</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</p>

	<p>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 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, eaves, verge, bargeboards.</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 conservation area in accordance with Policies DP2, DP18 and SP16 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> <p>(a) the existing trees and shrubs which have been agreed to be retained;</p> <p>(b) a specification for new planting (species, size, spacing and location);</p> <p>(c) areas for hard surfacing and the materials to be used;</p> <p>(d) other means of enclosure;</p> <p>(e) a method and programme for its implementation and the means to provide for its future 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>
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	<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> <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 (Assessment of the Impacts on Bats and Nesting Birds Ecological Consultancy Services Ltd March 2019) hereby approved. Following the completion of the works, a short 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>8 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site 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>9 The detached carport/garage 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>10 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in</p>
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	<p>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><b>Informative(s):</b></p> <ol style="list-style-type: none"> <li>1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.</li> <li>2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.</li> </ol>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>20/00176/FULL</b>
<b>Details</b>	Land adjacent to Newtown Honey Farm, Newtown Lane, Mockbeggar BH24 3NN – Single storey building for use as music rehearsal room and music library.
<b>Public Participants</b>	Joanna Cook (For) Lindsay Burtanshaw (Ellingham, Harbridge and Ibsley Parish Council) Margaret McKenzie (Hyde Parish Council)
<b>Comments</b>	In view of the local community benefits of the proposal, Members were minded not to support the officer's recommendation and resolved to grant the application subject to conditions.
<b>Decision</b>	Planning consent <u>granted subject to conditions</u>
<b>Conditions</b>	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 no: 3115PL Amended July 2020. 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 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. The use of the development hereby permitted shall not commence 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>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"> <li>(a) the existing trees which have been agreed to be retained;</li> <li>(b) a specification for new tree planting (number, species, size, spacing and location);</li> <li>(c) areas for hard surfacing and the materials to be used;</li> <li>(d) other means of enclosure method and programme for its implementation and the means to provide for its future maintenance.</li> </ul> <p>No development shall take place unless these details have been approved and then only in accordance with those details.</p>
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	<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. The use hereby permitted shall be carried on only by Hyde Band.</p> <p>Reason: Planning permission is only granted on the basis of the case submitted by/ personal circumstances of the applicant. An unrestricted use would be likely to have an adverse impact on the amenities of neighbouring occupiers, contrary to Policy DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7. Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority.</p> <p>The measures thereby approved 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>8. Before the use of the development commences, a Noise Management Plan shall be submitted to and approved in writing by the National Park Authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity.</p> <p>Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9. No development shall take place until a Construction Management Statement to include details of a compound to be provided for the storage of materials, machinery, waste materials and spoil has 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>
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	<p>10. 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>11. No development, demolition or site clearance shall take place until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Development shall only take place in accordance with these approved details.</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>12. 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 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>13. No development shall take place until a measured drawing and photographic recording (including scale) of the existing concrete slabs has been submitted to the New Forest National Park Authority and has been approved in writing.</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To protect the historic and archaeological interest of the site in accordance with Policies DP2 and SP16 of the New Forest National Park Local Plan.</p> <p><b>Informative(s):</b></p> <p>1. Please be advised that full planning permission will be required for the installation of the septic tank as this amounts to operational development which is not covered by permitted development rights</p>
<b>Voting</b>	9:0, 1 abstention



<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>20/00377/FULL</b>
<b>Details</b>	7 Cruse Close, Sway, Lymington SO41 6AY – 2No. dormer windows; 3No. rooflights and a window to facilitate first floor accommodation; demolition of attached garage
<b>Comment</b>	In supporting the officer's recommendation, Members requested an additional condition to ensure the bathroom window would be obscurely glazed.
<b>Decision</b>	Planning consent <u>granted subject to conditions</u>
<b>Conditions</b>	<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 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> <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: 7692 PL 01 Rev A, and 7692 PL 02 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>4 The first floor window on the side (south west) elevation hereby approved shall at all times be obscurely glazed and non-opening other than the fan light.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>20/00448/FULL</b>
<b>Details</b>	Willow Cottage, Manchester Road, Sway, Lymington SO41 6AP – Single storey extension; roof alterations; demolition of conservatory
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<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 number: 19.280.01 Issue D. 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 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>
<b>Voting</b>	Unanimous

### 131 Vision for the Waterside (PC 339-20)

- 131.1 Steve Avery introduced his report, reminding Members that due to the significance of the Waterside and the level of anticipated development a high-level document had been prepared by New Forest District Council, Hampshire County Council and the National Park Authority. The document set out a shared vision and opportunity across the Waterside area and Members of each Authority were being asked to endorse the draft vision document. Planning Committee Members were asked to endorse the document and share their views in preparation for the Authority meeting on 15 October 2020.
- 131.2 Following discussion, Committee members agreed to endorse the document for recommendation to the Authority. However, they felt that the importance of fibre broadband should be included in addition to existing references to 5G in the area, together with a greater emphasis on other Waterside settlements in addition to Totton. Members also discussed the importance of incentivising graduates and others who had attained particular skills to remain in the area.

131.2 The Committee's views and overall support of the draft Vision would be reported to the full Authority meeting in October 2020.

**132 Planning Appeal Decisions (PC 340-20)**

132.1 Steve Avery, Executive Director Strategy and Planning, reported one appeal decision over the period, which had been dismissed. Members noted the report.

**133 Any other items which the Chairman decides are urgent.**

133.1 Members were reminded that a Members Workshop would be taking place via Microsoft Teams on the Planning White paper on Wednesday 16 September at 10am.

133.2 The Chairman advised members that the Committee would now enter a Part 2 discussion.

**134 Date of next meeting**

134.1 The next meeting is scheduled to be held remotely on 20 October 2020 at 10:00 a.m. via Microsoft Teams, Live Events.

The meeting ended at 12:00 pm.

..... Date .....  
Chairman