

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 21 APRIL 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
Oliver Crosthwaite-Eyre
Gavin Parker
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
Denise Allen	Member Services Administrator

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

71.1 The Chairman introduced the first virtual meeting of the Planning Committee via Microsoft Teams and reminded members of the agreed speaking and voting protocols.

72 Apologies for Absence

72.1 Apologies for absence were received from Caroline Rackham, Barry Rickman, John Sanger and Ann Sevier.

73 Declarations of Interest

73.1 None.

74 Minutes

74.1 **RESOLVED:** That the minutes of the meeting held on 17 March 2020 be approved as a true record.

75 Chairman's Announcements

75.1 The Chairman of the NFNPA noted the lifetime of work dedicated to the benefit of the Forest by Harry Oram, member of the NFNPA and Chairman of the Consultative Panel, who sadly passed away in April 2020. He reflected on the huge depth of

knowledge of both the Forest and forestry for which Harry was highly respected and expressed his deepest condolences to Harry’s family on behalf of the whole Authority.

76 Planning Applications for Committee Decision (Paper PC 325-20)

76.1 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.	19/00787/FULL
Details	Linford Park Nursing Home, Linford Road, Linford, Ringwood, BH24 3HX – Installation of sewer system and pumping station.
Public Participants	Bob Hull (For) – by written statement read by officer Sarah Longthorpe (Against) – by written statement read by officer Cllr Rae Frederick (Ringwood Town Council) Cllr Roly Errington (Ellingham, Harbridge & Ibsley Parish Council)
Comments	Late items highlighted by the case officer: consultee response from Wessex Water; final construction environment management plan from the applicant; three additional objections.
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 ensure that the development is implemented at the earliest opportunity in light of the unsatisfactory existing drainage arrangements at the site and 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 the plans and reports listed below:</p> <ul style="list-style-type: none"> • White NFNP-ID-257.9.10C SLP (Site location plan); • White NFNP-ID-257.9.11D BP (Block plan); • White NFNP-ID-257.9.12E (Plans Sections); • White NFNP-ID-257.9.13C Drainage Plan; • NSL Plant Noise assessment 89139 dated 5th March 2020; • Landscape and Biodiversity Enhancement Strategy (LBES) LP-280220-LBES; • Preliminary Ecological Appraisal LP-041219 04.12.19 • Arboricultural Impact Assessment LP-25112019-AIA-519.V1 13.12.19 • Tree Survey Schedule LP-25112019-tss-519.v1 • Arboricultural Method Statement LP-26112019-AMS-v1

	<ul style="list-style-type: none"> • Flood Risk Assessment (FRA) comprising Flood Risk Assessment, Ian Donohue and Supporting statement, St Martha's, Ian Donohue, January 2019, ref: N F-NP-257-9-ID and email dated 24/02/2020 from Ian Donahue, Pumping station revised location plan section as proposed, drawing number NFNP-ID-257.9.12, Revision E. <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 development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) comprising Flood Risk Assessment, Ian Donohue and Supporting statement, St Martha's, Ian Donohue, January 2019, ref: N F-NP-257-9-ID and email dated 24/02/2020 from Ian Donahue, Pumping station revised location plan section as proposed, drawing number NFNP-ID-257.9.12, Revision E and the following mitigation measures detailed within the FRA:</p> <ul style="list-style-type: none"> (i) There shall be no storage of any materials including soil within the 1% annual probability (1 in 100) flood extent with an appropriate allowance for climate change. (ii) There shall be no raising of existing ground levels on the site <p>Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity and to ensure to ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity. In accordance with Policy DP12 of the New Forest National Park Local Plan 2016-2036.</p> <p>4 The mitigation measures in the approved Flood Risk Assessment shall be fully implemented in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.</p> <p>Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity and to ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity in accordance with Policy DP12 of the New Forest National</p>
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	<p>Park Local Plan 2016-2036.</p> <p>5 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during the relevant section subject of ground excavations site clearance and installation works, in accordance with the measures set out in the submitted arboricultural information by Kingfisher Ecology Ltd alongside the recommendations set out in both BS5837:2012 and within NJUG 2018.</p> <p>Attention is drawn to the requirement for a pre-commencement site meeting (or equivalent) as per 7.2 of the Arboricultural Impact Assessment.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area.</p> <p>6 All materials, equipment and machinery shall be stored in a main designated compound, within the curtilage of the site and outside the SSSI. (other than that reasonably necessary for the mobile works).The applicant shall carry out operations in such a way as to give rise to as little damage as reasonably practical to the SSSI. This includes restricting vehicle movements within the SSSI verge to a minimum.</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>7 Prior to commencement the draft Construction Environment Management Plan (CEMP) and draft Construction Phase Plan (CPP) shall be finalised and submitted to and agreed in writing by the Authority and implemented as such unless otherwise agreed in writing with the local planning authority. The CEMP and/or CPP shall include the following information:</p> <ul style="list-style-type: none"> • All contractors working on site shall be made aware of the designation afforded the New Forest as a SSSI and be provided with a map that clearly shows its defined boundary in relation to the development site. Any works within the SSSI verge should adhere to the attached guidance note for pipe laying within the New Forest and the verge reinstated accordingly. • Identification of any potential pollution risks and any mitigation required to address them. • An emergency pollution plan is produced that sets out how any future failure of the proposed system will be managed to avoid and minimize adverse impacts to the designated site, woodland and brook. • Confirmation and specifications of all tree works required; or how these will be considered during
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	<p>construction.</p> <ul style="list-style-type: none"> • Location of main site compound, mixing and storage areas; • Details/description of the temporary migratory works compound; • Details/arboricultural methodology of phased tree protection measures; • Depth and width of trench. • Managing mud on the road. • Removal of any mud/spoil. • Storage of materials/skips etc. (in particular having regard to tree roots). • Dust suppression and management of noise • Hours of work • Traffic management in liaison with Hampshire County council. • Security. <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest, local amenity and interests of flood risk in accordance with Policies SP6 DP8 DP2 and DP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>8 The noise rating level from the pumping station and associated plant (either measured or calculated) shall not exceed the background noise level (LA90) during daytime hours (07:00-23:00hrs) or night-time hours (23:00-07:00hrs) 3.5m from the façade of any noise sensitive premise in accordance with BS4142:2014 + A1:2019.</p> <p>Reason: To minimise the impact upon the residential amenities of neighbouring occupiers in accordance with Policy DP2 and in the interests of protecting the New Forest Site of Special Scientific with Polices SP6 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9 No external lighting shall be installed on the pumping station and equipment 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>10 Within 3 months of the implementation of the permission a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include:</p>
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	<p>a) the existing trees and shrubs which have been agreed to be retained;</p> <p>b) a specification for new tree 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>Reason: To ensure that the development safeguards the long-term landscape and visual amenities of the locality.</p>
Voting	8:1

REPORT ITEM 2	
Application No.	20/00050/FULL
Details	Site of Woodland View, Rowes Lane, East End, SO41 5SU - Outbuilding; swimming pool; removal of 2no. caravans.
Public Participants	Deborah Slade (For) – by written statement read by officer Peter Troup (Against) Cllr Michael Husband (East Boldre Parish Council)
Comments	The case officer advised members that receipt of a revised site plan showing the correct site boundary would be required prior to any grant of permission, should members be so minded. An additional condition as recommended by the tree officer was presented and proposed for inclusion as condition 8.
Decision	Members resolved to grant delegated authority to the Executive Director (Strategy and Planning) to approve the planning application subject to conditions, <u>subject to receipt of a satisfactory revised plan showing the correct red line site boundary.</u>
Conditions	<p>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.</p> <p>2 Development shall only be carried out in accordance with LP.01 Rev A, PE.01, PP.01 Rev A. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority. 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 building the subject of this permission shall only be used</p>

	<p>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 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>5 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>6 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>7 The caravans shown to be removed on approved plan LP.01 REV A shall be removed from the site within 3 months of development commencing on site.</p> <p>Reason: To ensure an acceptable appearance of the site and suitably retain the appearance and character of the Conservation Area in accordance with Policies DP2, DP7, SP16, SP17 and DP18 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>8 No development shall take place until a scheme of</p>
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	<p>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 tree planting (species, size, spacing and location); c) areas for hard surfacing and the materials to be used; d) 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 ensure that the development takes place in an appropriate way, to safeguard trees and natural features and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	8:1

REPORT ITEM 3	
Application No.	20/00061/FULL
Details	The Coach House, South Sway Lane, Sway, Lymington, SO41 6BL – Alterations to conservatory to include new roof and cladding; flue; porch; roof lights.
Public Participants	Deborah Slade (For) – by written statement read by officer
Comments	An additional condition was presented and proposed as to external lighting for inclusion as condition 5.
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 No development shall take place above slab level until samples or exact details of the proposed timber cladding 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 The external facing roofing materials to be used in the development shall be natural light, 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 Development shall only be carried out in accordance with drawings 051, 050, 049, 048, 047, 042, 044, 045 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> <p>5 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

REPORT ITEM 4	
Application No.	20/00098/FULL
Details	5 Pilley Hill, Pilley, Lymington, SO41 5QF - Retention of conservatory.
Public Participants	Bob Hull (For) Cllr Jo Humphreys (Boldre Parish Council)
Decision	Planning consent was <u>refused</u>
Conditions	1 In order to help safeguard the long term future of the countryside, the Local Planning Authority considers it important to resist the cumulative effect of significant enlargements being made to rural dwellings. Consequently Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in

	<p>minimising the impact of buildings and activity generally in the countryside and the ability to maintain a balance in the housing stock. This proposal, taking into account a previous enlargement, would result in a building which is unacceptably large in relation to the original dwelling and would undesirably add to pressures for change which are damaging to the future of the countryside.</p>
Voting	Unanimous

77 Planning Appeal Decisions (PC 326-20)

77.1 The planning appeals were taken as read and the decisions noted.

78 Fordingbridge Neighbourhood Area Designation (PC 327-20)

78.1 The Fordingbridge Neighbourhood Area Designation report was taken as read and members proceeded to a vote.

RESOLVED: that: the proposed Neighbourhood Area applied for by Fordingbridge Town Council (Annex 1) be formally designated by the Authority as it relates to the area of the parish within the New Forest National Park.

Voting: Unanimous

79 Any other items which the Chairman decides are urgent.

79.1 The Chairman thanked officers and the IT department for their outstanding work in facilitating the first virtual meeting of the Planning Committee.

80 Date of next meeting

80.1 The next meeting is scheduled to be held remotely on 19 May 2020 at 10:00 a.m. via Microsoft Teams, Live Events.

The meeting ended at 12.35 pm.

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Chairman

Date