

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 21 JANUARY 2020 AT 9.30 AM IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

**Present:**

*Members:*

Leo Randall (Chairman)  
Gordon Bailey (Deputy Chairman)  
Sue Bennison  
Oliver Crosthwaite-Eyre  
Caroline Rackham  
Barry Rickman  
John Sanger  
Ann Sevier  
Richard Taylor

*Officers:*

|                   |                                  |
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| Rosalind Alderman | Solicitor and Monitoring Officer |
| Natalie Walter    | Principal Planning Officer       |
| David Stone       | Manager of Corporate Services    |

**44 Apologies for Absence**

- 44.1 Apologies for absence were received from David Bence, Richard Clewer, George Bisson and Gavin Parker.

**45 Declarations of Interest**

- 45.1 Richard Taylor declared a non-pecuniary interest in minute item 48 report item 3, as a member of Minstead Parish Council.

**46 Minutes**

- 46.1 **RESOLVED:** That the minutes of the meeting held on 17 December 2019 be approved as a true record.

**47 Chairman's Announcements**

- 47.1 The Chairman reminded members of the Building Design workshop on 28 January 2020 which would be taking place in the Jack Hargreaves Room, New Forest Heritage Centre, Lyndhurst between 10.00 am and 12.30 pm.
- 47.2 The Chairman raised the issue of the start time for meetings of the Planning Committee and suggested that a start time of 10.00 am might be more practical and would fit with the start times of the Authority and Resources, Audit and Performance Committee. Following brief discussion, the Chairman asked members to consider the matter and, if thought appropriate, it would be brought back to a future Committee meeting.

## 48 Planning Applications for Committee Decision (*Paper NFNPA PC 316-20*)

48.1 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              |  |
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| <b>Application No.</b>     | <b>19/00654/FULL</b>   |
| <b>Details</b>             | Annexe Cobblers Corner, Coxhill, Boldre, Lymington, SO41 8PS; 2no. new dormer windows; 2no new roof lights   |
| <b>Public Participants</b> | None   |
| <b>Comments</b>            | In granting the application, members asked that an additional condition be included to ensure that there was no increase in habitable floorspace.  |
| <b>Decision</b>            | Planning consent was <u>granted</u> (subject to conditions)  |
| <b>Conditions</b>          | <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.<br/><br/>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.</li> <li>2. Development shall only be carried out in accordance with Drawing Nos: R104 Rev C, R105 Rev B and 010 Rev A. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.<br/><br/>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).</li> <li>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.<br/><br/>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).</li> <li>4. No windows or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.</li> </ol> |

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|               | <p>Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. 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>6. No additional roofspace shall be converted to form habitable space in the areas hatched green on drawing number R104 Rev D.</p> <p>Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> |
| <b>Voting</b> | Unanimous   |

| <b>REPORT ITEM 2</b>       |  |
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| <b>Application No.</b>     | <b>19/00880/FULL</b>   |
| <b>Details</b>             | Forest Heath House, 6 Station Road, Sway, SO41 6BA - Change of use to financial professional (use class A2)  |
| <b>Public Participants</b> | None   |
| <b>Comments</b>            | The Planning Officer advised that the parish council had now responded to the application and recommended approval.  |
| <b>Decision</b>            | Planning consent was <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> |

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|               | <p>2. Development shall only be carried out in accordance with Drawing Numbers: 2910 PL 01 Rev B and 2910 FHH 06 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> |
| <b>Voting</b> | Unanimous  |

| <b>REPORT ITEM 3</b>       |  |
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| <b>Application No.</b>     | <b>19/00890/FULL</b>   |
| <b>Details</b>             | Hunters Brook, Lyndhurst Road, Minstead, Southampton, SO43 7FX - Outbuilding   |
| <b>Public Participants</b> | For - Gary Bradford<br>Against - Mr Ferguson   |
| <b>Comments</b>            | <p>The Planning Officer advised that an amended plan showing site levels had been received from the applicant and had been added to the application.</p> <p>Members asked that additional conditions be included to ensure that the distinctiveness of the landscape of the local area was not detrimentally affected (to also include replacement trees) and that the slab for the outbuilding was set down into the landscape to reduce height levels.</p>   |
| <b>Decision</b>            | Planning consent was <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. 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 Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out on the approved outbuilding without express planning permission first having been granted.</p> <p>Reason: To ensure the outbuilding remains of a use and character which is appropriate to its location within the countryside and to comply with Policies DP37 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> |

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|  | <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. 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 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>6. Development shall only be carried out in accordance with drawing nos: 110.35A, 110.34A. 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>7. No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> |
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|               | <p>8. No development shall take place until further details 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 to be retained;</p> <p>(b) precise details of tree planting (species, size, spacing and location) to replace those trees being removed;</p> <p>(c) 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>All planting is to be completed before the end of the planting season following completion of the development. Any such trees that are removed, die or become, in the opinion of the New Forest National Park Authority, seriously damaged or defective within five years of planting shall be replaced with specimens of similar size and species as originally planted.</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> |
| <b>Voting</b> | 7:1 (1 abstention)   |

#### **49 Planning Appeal Decisions (*Paper NFNPA PC 313-19*)**

- 49.1 Members expressed disappointment that Appeal APP/B9506/D/19/3232171 had been allowed and requested that officers consider possible action which could be taken to query this decision with the Planning Inspectorate.
- 49.2 The remaining appeal decisions were noted.

#### **50 Any other items which the Chairman decides are urgent**

- 50.1 There were no further items of business.

#### **51 Date of next meeting**

- 51.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 18 February 2020 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 10:20 am.

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Chairman

Date .....