

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 19 MAY 2020 AT 10:00 AM VIA MICROSOFT TEAMS

**Attending remotely:**

*Members:*

Leo Randall (Chairman)  
Gordon Bailey (Deputy Chairman)  
David Bence  
Sue Bennison  
George Bisson  
Oliver Crosthwaite-Eyre  
Gavin Parker  
Caroline Rackham  
Barry Rickman  
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
Simon Ludlow	ICT Technical Officer
Denise Allen	Member Services Administrator

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

81.1 The Chairman opened the meeting by welcoming attendees, advising which officers from the NPA were present, and outlining the format that the meeting would take.

**82 Apologies for Absence**

82.1 Apologies for absence were received from Richard Clewer, John Sanger and Ann Sevier.

**83 Declarations of Interest**

83.1 None.

**84 Minutes**

84.1 **RESOLVED:** That the minutes of the meeting held on 21 April 2020 be approved as a true record.

*Voting: 8:0, 2 abstentions by members who were not present at the above meeting.*

**85 Chairman’s Announcements**

85.1 Steve Avery, Executive Director Strategy and Planning, advised that a revised planning application had been formally submitted by Fawley Waterside for the Fawley Power Station site and that formal notifications and pre-consultations would be carried out week commencing 25 May with the aim of bringing the application before the Planning Committee in July 2020. A briefing document will be circulated to members shortly.

**86 Planning Applications for Committee Decision (Paper PC 328-20)**

86.1 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>20/00018/FULL</b>
<b>Details</b>	11 Whartons Close, Ashurst, Southampton, SO40 7EE – Two storey extension; single storey extension; veranda; porch; alterations to fenestration
<b>Public Participants</b>	Graham Carr (For)
<b>Decision</b>	Planning consent was <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 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>3 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 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>4 Development shall only be carried out in accordance with drawing numbers: 2/GCNM/19 and 1/GCNM/19A. 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>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>20/00126/FULL</b>
<b>Details</b>	Long Acre, Adlams Lane, Sway, Lymington, SO41 6EG - Single storey extension
<b>Public Participants</b>	Bob Hull (For) Cllr James Willis (Sway Parish Council)
<b>Comments</b>	The case officer advised members that the description of the development had been amended from conservatory to single storey extension, that being a technically more accurate description.
<b>Decision</b>	Planning consent was <u>refused</u> .
<b>Reasons</b>	<p>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 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>
<b>Voting</b>	8:2

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>20/00157/FULL</b>
<b>Details</b>	Land At Former Arnewood Turkey Farm, Barrows Lane, Sway, Lymington, SO41 6DD – Replacement building (Plots D & F) for use within B8/B1(b-c) use classes; demolition of existing buildings.
<b>Public Participants</b>	Jerry Davies (For) Cllr James Willis (Sway Parish Council)
<b>Comments</b>	An additional condition was presented and proposed in relation to the Construction Traffic Management Statement and Plan received following publication of the committee report for inclusion as condition 8.  An amendment to the wording of Condition 3 was presented and proposed to refer specifically to the Use Classes Order.
<b>Decision</b>	Planning consent was <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: 1, 2 and 2020/01/02 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 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 replacement building, the subject of this permission, shall be used for B8 (storage) and B1 b) and c) use and for no other purpose including any other use within Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification, without planning permission first being obtained.</p> <p>Reason: To ensure the building remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>4           The external facing materials to be used in the</p>

	<p>development shall match those specified on the application form, 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>5 No windows or rooflights other than those hereby approved shall be inserted into the roof of the building hereby approved unless express planning permission has first been granted.</p> <p>Reason: To prevent undue excessive light pollution in accordance with Policies SP15 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <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 change of use otherwise approved by Class I of Part 3 or development otherwise approved by Class H of Part 7 of Schedule 2 to the Order shall be carried out without express planning permission first having been granted.</p> <p>Reason: To ensure the buildings remain in uses appropriate to their location within the countryside and to allow the Authority future control of the site to comply with Policy DP2 of the New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7 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>8 Development shall only take place in accordance with the details of the Construction Traffic Management Statement and Plan received on 12 May 2020, and, where appropriate, the site compound shall be retained throughout the duration of the construction.</p> <p>Reason: In the interest of highway safety and to comply with Policy DP2 of the New Forest National</p>
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	Park Local Plan 2016-2036 (August 2019) and Section 9 of the National Planning Policy Framework.
<b>Voting</b>	Unanimous

**87 Planning Appeal Decisions (PC 329-20)**

87.1 Steve Avery, Executive Director Strategy and Planning, reported one appeal decision relating to a retrospective planning application for unauthorised additions which had been allowed, the Inspector making a distinction between habitable areas and areas for storage.

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

88.1 The Chairman thanked officers and the IT department for their work in organising this virtual meeting of the Planning Committee.

**89 Date of next meeting**

89.1 The next meeting is scheduled to be held remotely on 16 June 2020 at 10:00 a.m. via Microsoft Teams, Live Events.

The meeting ended at 11:29 am.

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Chairman

Date .....