

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE VIRTUAL MEETING

HELD ON TUESDAY 20 APRIL 2021 AT 9:30 AM VIA MICROSOFT TEAMS

Attending remotely:

Members:

Leo Randall (Chairman)
Gordon Bailey (Deputy Chairman)
Sue Bennison
George Bisson
Richard Clewer
Gavin Parker (*left the meeting at 10am and re-joined at 11am, voting only on minute items 61 and 64*)
Caroline Rackham
Barry Rickman
John Sanger
Ann Sevier
Richard Taylor
Stephen Tarling
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
Nik Gruber	Senior Tree Officer
Simon Ludlow	ICT Technical Officer
Sam Greatorex	Systems Support Technician
Vicki Gibbon	Member Services Administrator

58 Chairman's Introduction to conduct of remotely held Meetings on Microsoft Teams

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

59 Apologies for Absence

59.1 There were no apologies for absence on this occasion.

60 Declarations of Interest

60.1 Stephen Tarling declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 63 report item 1 and minute item 64, TPO decision, as a member of Sway Parish Council.

Richard Taylor declared an interest under part 2 section B (non-pecuniary interests) of the NPA’s Code of Conduct in minute item 63 report item 3 as a member of Minstead Parish Council.

61 Minutes

61.1 **RESOLVED:** That the minutes of the meeting held on 16 March 2021 be approved as a true record.

Voting: none voting against, 1 abstention from a member who was not present at the meeting held on 16 March.

62 Chairman’s Announcements

62.1 There were no Chairman’s announcements on this occasion.

63 Planning Applications for Committee Decision (Paper PC 361-21)

63.1 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.	20/00642/FULL
Details	Land at Former Arnewood Turkey Farm, Barrows Lane, Sway SO41 6DD – Security Lighting
Public Participants	Jerry Davies (Agent) Cllr Peter Dance (Sway Parish Council)
Comments	Following detailed consideration members resolved to delegate the decision to officers pending further conditions and written detail.
Decision	Planning consent delegated to officers, pending further conditions and written detail.
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 drawing numbers: DR1 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>3 No further external lighting shall be installed anywhere 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	11:0, 1 abstention

REPORT ITEM 2	
Application No.	20/00854/FULL
Details	Little Applemore, Woodenhouse Lane, Pilley, Lymington SO41 5QU – Outbuilding; demolition of existing outbuilding
Decision	Planning consent <u>granted</u> subject to conditions
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 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>4 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 and to minimise any potential increase in vulnerability to flood risk in accordance with Policies DP12, DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5 Unless otherwise agreed in writing the proposed development shall be carried out fully in accordance with the submitted flood risk assessment.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policies DP12 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6 The trees/hedges 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 submitted arboricultural statement.</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>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 hereby approved (Greenwood Ecology Ref: 2021#014#BA (17 March 2021)). 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 Development shall only be carried out in accordance with drawing numbers: DR1, DR2, DR3, DR4, DR5 and DR6. 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>9 No external lighting shall be installed on the approved building unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.</p>
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	Reason: To protect the amenities and ecological interests of the area in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
Voting	Unanimous

REPORT ITEM 3	
Application No.	21/00073/FULL
Details	Willow Green, Seamans Lane, Minstead, Lyndhurst SO43 7FU - Greenhouse
Decision	Planning consent <u>granted</u> subject to conditions
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 drawing numbers: 812EDD Rev 2 and ADP/805P/00. 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 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 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>
Voting	Unanimous

REPORT ITEM 4	
Application No.	21/00079/FULL
Details	Thorwalds, Main Road, East Boldre, Brockenhurst SO42 7WU –

	Barn, stables and chicken shed
Public Participants	Deborah Slade (Agent) Cllr Ian Moyse (East Boldre Parish Council) Cllr Maureen Holding (Ward Councillor)
Decision	Planning consent <u>granted</u> subject to conditions
Comments	It was agreed that two further conditions be added regarding the removal of permitted development rights and that the outbuilding would be for incidental use only.
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 The external facing materials to be used in the development shall match those set out on the submitted application form (stables and chicken shed) and drawing number DSL01 (barn), 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 numbers: DR2, DR3, DR4, DR5, DR7, DSL01 and P3. 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 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected without express planning permission first having been granted.</p>

	<p>Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6 The outbuildings 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>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>
Voting	11:1

REPORT ITEM 5	
Application No.	21/00104/FULL
Details	Leyland, Undershore, Lymington SO41 5QA - Outbuilding
Public Participants	Deborah Slade (Agent)
Decision	Planning consent <u>granted</u> subject to conditions
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, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.</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>3 No development shall take place until the existing outbuilding (Drawing 20-24 A) has been completely demolished and all resultant materials have been removed from the site.</p> <p>Reason: To ensure the proposed development would not give rise to a harmful increase in built development across the site and to meet the requirements of Policies DP2, SP17 and SP16 of the New Forest National Park Local Plan.</p> <p>4 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>5 Development shall only be carried out in accordance with drawing numbers: 20-23 REV B and 20-24 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>Informative(s)</p> <p>1. As recommended by the Authority's Ecologist, the proposed development should incorporate sustainable drainage measures to assist with water efficiency (for example a water butt).</p> <p>2. The applicant is reminded that conditions 2 and 4 of planning permission 20/00820 also apply to this permission.</p>
Voting	Unanimous

64 TPO Decision (PC 362-21)

REPORT ITEM 1	
Application No.	TPO/0006/20
Details	Trecarnwenn, Mead End Road, Sway SO41 6EH – Objection to the making and confirmation of Tree Preservation Order No. 0006/20
Public Participants	Mr Millett (Against)
Comments	Following discussion and having taken into account the representations that had been made, the Committee resolved to confirm the TPO with modifications.
Decision	That Tree Preservation Order 0006/20 be confirmed with modification
Voting	12:0, 1 abstention

65 Planning Appeal Decisions (PC 363-21)

65.1 Steve Avery, Executive Director Strategy and Planning, reported one appeal decision over the period, which had been allowed with conditions. Members noted the report.

66 Any other items which the Chairman decides are urgent.

66.1 The Chairman advised that he would not be standing at the next elections on 6 May and therefore this would be his last meeting. He said that he had chaired the Planning Committee for majority of the last 15 years and would like to thank all members for the excellent debates over this time and working together so well as a Committee. The Chairman went on to thank both planning and enforcement officers along with the Member Services team, Steve Avery and Rosalind Alderman for all their help and support over the years.

Gavin Parker (Authority Chairman) thanked Leo Randall on behalf of all at the Authority for his hard work and commitment over the years.

66.2 Steve Avery advised that this would probably be the last virtual planning meeting and more details would follow.

67 Date of next meeting

67.1 The next meeting is scheduled to be held remotely on Tuesday 18 May 2021, venue to be confirmed.

The meeting ended at 11:40 am.

..... Date

Chairman