

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 17 AUGUST 2021 AT 9:30 AM AT THE GATES HALL,
LYMINGTON COMMUNITY CENTRE

Attending:

Members:

Gordon Bailey (Chair)
Sue Bennison
George Bisson
Gavin Parker
Caroline Rackham
Barry Rickman
John Sanger
Ann Sevier
Richard Taylor
Stephen Tarling
Steve Trow (Deputy Chair)

Officers:

Steve Avery	Executive Director of Strategy & Planning
Rosalind Alderman	Solicitor & Monitoring Officer
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Vicki Gibbon	Member Services Administrator

94 Apologies for Absence

94.1 An apology for absence was received from Richard Clewer.

95 Declarations of Interest

95.1 Stephen Tarling declared a prejudicial non-pecuniary interest under part 2 section B of the NPA's Code of Conduct in minute item 98 report item 1, as the next door neighbour of the applicant. Mr Tarling also declared a non-prejudicial interest as a member of Sway Parish Council. In view of his prejudicial interest Mr Tarling left the meeting room during the debate and vote on this report item.

96 Minutes

96.1 **RESOLVED:** That the minutes of the meeting held on 20 July 2021 be approved as a true record.

Voting: unanimous.

97 Chair’s Announcements

97.1 There were no Chair’s announcements on this occasion.

98 Planning Applications for Committee Decision (Paper PC 371-21)

98.1 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.	21/00458/FULL
Details	Orchard House, Middle Road, Tiptoe, Lymington SO41 6FX – Alterations to roof of proposed conservatory
Public Participants	Jerry Davies (Agent)
Comments	It was agreed that authority would be delegated to the Executive Director of Strategy and Planning to add an additional reason for refusal for this application that related to the specifics of this application.
Decision	Planning consent <u>refused</u>
Reasons	<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 enlargements being made to rural dwellings. Consequently, Policy DP36 of the adopted New Forest National Park Local Plan 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 on the landscape and activity generally in the countryside, as well as maintaining a balance in the housing stock. This proposal would result in an extension that would increase the floorspace of the existing dwelling by more than 30% and in doing so, would add to pressures for change and larger extensions in the countryside which individually and cumulatively, would result in a gradual suburbanising effect and erode the National Park’s special character. The proposed development is therefore contrary to Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>2 The conservatory granted planning permission in 2010 under application 10/95152 was permitted as an exception to policy (pursuant to an earlier Local Plan adopted by the predecessor authority) on the basis that it would only serve as secondary accommodation rather than as part of the living space of the dwelling. The exception for conservatories no longer applies and has not done so for the last 10 years. The proposal does not meet the definition of a conservatory (as defined in Local Plan)</p>

	and would provide additional primary accommodation. It must therefore be treated as a new extension to the dwelling under Local Plan Policy DP36. The fall-back position of implementing the extant planning permission for the glazed conservatory has been considered but does not outweigh the strong policy objections regarding incremental extensions to dwellings in the National Park. The proposed development is therefore contrary to Policies SP17 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
Voting	7:2, 1 abstention

REPORT ITEM 2	
Application No.	21/00524/FULL
Details	Oaklea, Forest Road, Hale, Fordingbridge SP6 2NP – Hay Barn
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 Development shall only be carried out in accordance with Drawing nos: PN2 and PN1 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 external facing materials to be used in the development shall match those set out in 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>4 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should the building no longer be required for agricultural purposes, it should be demolished, all</p>

	<p>materials removed and the site restored to its original condition.</p> <p>Reason: The building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP50 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 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 R of Part 3 of Schedule 2 to the Order shall take place without express planning permission first having been granted.</p> <p>Reason: To ensure the building remains in a use appropriate to its location in the countryside and to comply with Policies DP2, SP7 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	Unanimous

REPORT ITEM 3	
Application No.	21/00558/FULL
Details	The Thatched House, Hundred Lane, Portmore, Lymington SO41 5RG – Replacement roof; replacement porch; external chimney
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:</p> <p>The expiration of three years from the date of this permission; or</p> <p>The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;</p> <p>whichever is the sooner.</p> <p>Reason: To comply with Section 91 of the Town and Country</p>

	<p>Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>2 Development shall only be carried out in accordance with</p> <p>Drawing nos: howe sht 4 Rev A, howe sht 5 Rev A, howe sht 6 Rev B.</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 adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3 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>4 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>5 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>Typical joinery details including window/doors, eaves, verge, bargeboards, at a scale of 1:10 elevation, and 1:5 section</p> <p>Development shall only take place in accordance with those</p>
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	<p>details which have been approved.</p> <p>Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>Informative(s):</p> <ol style="list-style-type: none"> 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. 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.
Voting	Unanimous

99 Planning Appeal Decisions (PC 372-21)

99.1 Steve Avery, Executive Director of Strategy & Planning, reported two appeal decisions over the period. Members noted the report.

100 Any other items which the Chairman decides are urgent.

100.1 There was one item of urgent business which was dealt with in Part 2 of this meeting.

101 Date of next meeting

101.1 The next meeting is scheduled for Tuesday 21 September 2021, venue Gates Hall, Lymington Community Centre, Lymington.

PART II ITEMS TAKEN IN THE ABSENCE OF THE PRESS AND PUBLIC ON THE GROUNDS THAT EXEMPTED INFORMATION MAY BE DISCLOSED

Resolved that the press and public be excluded from the meeting during the following item of business, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during this item, there would be disclosure to them of exempt information within Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Voting: *unanimous*

100 Appeals update

100.1 This is a summary of a minute that contains exempt information.

The meeting ended at 11:25 am.

..... Date

Chairman