

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 21 DECEMBER 2021 AT 9:30 AM AT THE GATES HALL,  
LYMINGTON COMMUNITY CENTRE

**Attending:**

*Members:*

Gordon Bailey (Chair)  
Sue Bennison  
George Bisson  
Richard Clewer  
David Harrison  
Gavin Parker  
Richard Taylor  
Michael Thierry

*Officers:*

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

**9 Apologies for Absence**

9.1 Apologies were received from Ann Sevier, Stephen Tarling and Steve Trow.

**10 Declarations of Interest**

10.1 There were no declarations on interest on this occasion.

**11 Minutes**

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

*Voting: none voting against*

**12 Chair's Announcements**

12.1 The Chair announced that this was Clare Ings' last Planning Committee meeting as she was retiring. Committee members wished Clare good luck for the future and thanked her for all her hard work over the years.

**13 Planning Applications for Committee Decision (Paper PC 379-21)**

13.1 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>21/00703/FULL</b>
<b>Details</b>	118 Woodlands Road, Ashurst, Southampton SO40 7AL – Outbuilding; hardstanding; demolition of existing garage (Amended Plans)
<b>Public Participants</b>	David Adams (For)
<b>Decision</b>	Planning consent <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 Development shall only be carried out in accordance with drawing nos: P01 Rev A, P06 Rev D, P07 Rev E, P08 Rev C, P09 Rev F, P10 Rev E.</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 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 The external facing materials to be used in the development shall be as stated on the approved plans hereby approved 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 New Forest National Park Local Plan (2016 - 2036) (adopted August 2019)</p> <p>5 All materials, machinery and any resultant waste materials or</p>

	<p>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, New Forest Special Protection Area, New Forest Special Area of Conservation and RAMSAR in accordance with Policy SP6 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>21/00802/FULL</b>
<b>Details</b>	Thorney Down Farm, Black Lane, Thorney Hill, Bransgore, Christchurch BH23 8EA – Extension to existing outbuilding to facilitate conversion and continued use as self-contained annexe ancillary to the main dwelling
<b>Public Participants</b>	Helen Rosier (Agent)
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	1 The proposed development, for the extension to and use of an outbuilding as self-contained habitable accommodation would, due to its scale, appearance and self-contained nature, be tantamount to the creation of a new dwelling for which there is no justification. The proposal would be contrary to Policies DP37 and SP19 of adopted the New Forest National Park Local Plan 2016-2036 (August 2019) and the National Planning Policy Framework.
<b>Voting</b>	Unanimous

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>21/00900/FULL</b>
<b>Details</b>	Thorney Down Farm, Black Lane, Thorney Hill, Bransgore, Christchurch BH23 8EA – Single storey extension; porch
<b>Decision</b>	WITHDRAWN

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>21/00979/FULL</b>
<b>Details</b>	54 New Forest Drive, Brockenhurst SO42 7QW – 2no. single store ground floor extensions; single storey first floor extension; porch; alterations to doors and windows; 1no. additional rooflight; cladding; render; replacement roof tiles; patio; widened access and driveway enlargement

<b>Public Participants</b>	Cllr John Korbey (Brockenhurst Parish Council)
<b>Decision</b>	Planning consent <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 Development shall only be carried out in accordance with drawing nos: 2015.10C, 2015.11D, 2015.12C and 2015.15E. 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 A Rowan tree, of a size to be agreed in writing with the Planning Authority, shall be planted in the position shown on the approved site plan (2015.10C) in the first planting season following the completion of the development. If within a period of 5 years from being planted it dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with another of a similar size and species.</p> <p>Reason: In the interests of the visual amenities of the area in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>4 The new first floor window on the northern elevation hereby approved shall at all times be obscurely glazed.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5 The external facing materials to be used in the development shall match those shown on drawing no: 2015.15E and in the application form, other than the render, which shall remain as brick, 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>
<b>Voting</b>	Unanimous

#### **14 Planning Appeal Decisions (PC 380-21)**

- 14.1 Steve Avery, Executive Director of Strategy and Planning, reported six appeal decisions over the period, five of which had been dismissed. Members noted the report.

#### **15 Nitrate Neutrality in New Development Update (PC 381-21)**

- 15.1 David Illsley introduced his report, informing members that Natural England had advised all planning authorities in the Solent catchment area that there was likely to be a significant impact on designated sites due to the increase in wastewater from new housing and any other development providing overnight accommodation which discharged into the Solent. Natural England had provided guidance to planning authorities on the issue, including mitigation options available to deliver 'nitrate neutrality' and ensure compliance with the Conservation of Habitats and Species Regulations 2017.
- 15.2 The majority of land in the New Forest National Park was within the Solent catchment. Mr Illsley explained that in accordance with Natural England's advice, new developments in the National Park could be mitigated in adjacent catchments. Given the absence of nitrate mitigation sites within the National Park this would be the best option for securing mitigation credits at the current time for many developments. Mr Illsley explained that the report recommended that members endorse the principle of working with neighbouring authorities and landowners to agree the legal framework to enable the purchase of credits to support new development within the National Park. Following discussion members endorsed the recommendation as detailed below.

#### **Resolved, that**

- (i) the current Natural England advice on achieving nitrate neutrality in respect of new development in the area for the National Park within the Solent catchment be noted;
- (ii) the principle of working with neighbouring planning authorities and partners on nutrient mitigation schemes as set out in the report be endorsed; and
- (iii) authority be delegated to the Executive Director to take all action as necessary to put in place the legal framework to secure schemes allowing the off-site purchase of nutrient mitigation credit to support development, including the negotiation and execution of legal agreements as necessary.

*Voting: unanimous*

#### **16 Design Guide SPD – Recommendation for Adoption (PC 382-21)**

- 16.1 David Illsley presented his report reminding members that at the July 2021 Planning Committee meeting members had approved the draft National Park Design Guide SPD for a period of public consultation. He explained that this report summarised the feedback received on the draft Guide during the consultation and the amendments proposed in response to that feedback and recommended that the Planning Committee recommend the formal adoption of the revised Design Guide SPD to the next full Authority meeting in January 2022. Members duly endorsed the recommendation as set out below.

#### **Resolved, that**

- (i) the amendments proposed in the draft New Forest National Park Design Guide SPD following public consultation be noted; and
- (ii) the proposed amendments be formally adopted by the full National Park Authority

*Voting: unanimous*

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

17.1 None.

**18 Date of next meeting**

18.1 The next meeting is scheduled for Tuesday 18 January 2022, venue Gates Hall, Lymington Community Centre, Lymington.

The meeting ended at 10:50 am.

..... Date .....

Chairman