

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 15 JUNE 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 Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Clare Ings	Senior Planning Officer
Vicki Gibbon	Member Services Administrator

76 Election of Chair and Deputy Chair

- 76.1 Steve Avery opened the meeting and facilitated the appointment of Interim Chair. Following an election, Gordon Bailey was appointed Chair of the Committee and subsequently Steve Trow was elected Deputy Chair.

Resolved, that Gordon Bailey be appointed as Chair of the Planning Committee and Steve Trow be appointed as Deputy Chair of the Planning Committee for the period up to the next Annual meeting of the Authority

Voting: Unanimous

77 Apologies for Absence

- 77.1 No apologies for absence were received

78 Declarations of Interest

- 78.1 Sue Bennison declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 82 report item 4, as a member of Bramshaw Parish Council.

Stephen Tarling declared an interest under part 2 section B (non-pecuniary interests) of the NPA’s Code of Conduct in minute item 82 report item 1 as a member of Sway Parish Council.

79 Minutes

79.1 **RESOLVED:** That the minutes of the meeting held on 18 May 2021 be approved as a true record.
Voting: unanimous.

80 Chair’s Announcements

80.1 The Chair conveyed his appreciation to the previous Chair, Leo Randall, for his dedication and work on the Committee and thanked Committee members for their support in electing him as the new Chair.

81 Planning Applications for Committee Decision (Paper PC 366-21)

81.1 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.	21/00088/FULL
Details	Meadowbank, South Sway Lane, Sway, Lymington SO41 6DL – Single storey extension; dormer with balcony; demolition of existing conservatory
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 The external facing materials to be used in the development shall be as stated on the application form hereby approved and submitted drawings, 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 nos: 377.11 Rev B, 377.12 Rev D, and 377.13. 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 The conservatory shall only be constructed to the design and materials shown on the approved plans. No alteration shall subsequently be made to the external walls and roof of the building, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order).</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>
Voting	9:0, 2 abstentions

REPORT ITEM 2	
Application No.	21/00151/FULL
Details	Bartley Forest Farm, Lyndhurst Road, Cadnam SO40 2NR – Hard surface access track
Public Participants	Dan Ap Dafydd (Applicant, not present – statement read out by Officer)
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: AJM.55764.2020.01, 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 track 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 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>4 The finished surface of the track hereby permitted shall use the materials 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 track in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	10:1

REPORT ITEM 3	
Application No.	21/00169/FULL
Details	Oak House, Milford Road, Everton, Lymington SO41 0JD – Replacement stable building; septic tank; demolish existing stables
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</p> <p>Drawing nos: 020/P/S/0.1 Rev A, 020/P/0.3 Rev A, 020/P/2.2, 020/P/3.1, 020/P/1.2 Rev A, DMS2-SHT01 Rev A, DR1, DR2.</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 Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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>4 No external lighting other than that hereby approved 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>5 The building the subject of this permission shall only be used for the stabling of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding, breeding, training or livery purposes.</p> <p>Reason: The introduction of a commercial equestrian use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP52 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6 No mobile field shelter, structure or building shall be erected or situated on the land edged red on the approved plans without express planning permission having first been granted.</p> <p>Reason: To ensure the development would not lead to a more intensive use of the land and to limit the proliferation of any new structures in the landscape in accordance with Policies DP51 and DP52 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7 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 measures set out in the submitted Tree Protection Plan.</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>8 No additional hardstanding shall be laid out 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>
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	<p>9 Prior to the erection of the stables hereby permitted, the existing stables shown in blue on the location plan (Drwg No: 020/P/S/0.1 Rev A) shall be demolished and all material removed from the site.</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>10 No more than four horses shall be kept on the land edged red and blue on the location plan (Drwg No: 020/P/S/0.1 Rev A) at any time.</p> <p>Reason: The land is used primarily for grazing and to prevent it from being used for the recreational keeping of horses in accordance with policy DP51 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>Informative(s):</p> <p>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.</p> <p>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.</p>
Voting	10:1

REPORT ITEM 4	
Application No.	21/00223/FULL
Details	Oaklands, Brook, Lyndhurst SO43 7HD – Increase roof height of carport; add overhang to carport roof
Public Participants	Cllr. Martin J. Vann (Bramshaw Parish Council)
Comments	Following discussion a proposal was put forward to refuse the application on the grounds of it being an unacceptable configuration due to the harm to the landscape through the extra roof height and the overhang of the car port roof. The application was therefore refused.
Decision	Planning consent <u>refused</u>
Reasons	1. The proposed development, by virtue of its external appearance and additional height, would have a detrimental visual impact on the landscape of the National Park and also the character and appearance of the conservation area, and therefore would be contrary to policies SP17, DP2, DP18 and DP37 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
Voting	6:5

REPORT ITEM 5	
Application No.	21/00296/VAR
Details	Brook Lodge, Martins Road, Brockenhurst SO42 7TP – Application to vary conditions 2 and 5 of planning permission 19/00770 for Replacement dwelling; demolition of existing dwelling and outbuilding to allow Minor Material Amendments
Public Participants	Sue Hancock (For) Cllr Pauline Mueller (Brockenhurst Parish Council) Cllr Maureen Holding (District Councillor)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The revised design, to include dormer windows on the front elevation, would appear unduly formal and grandiose in comparison with the character of buildings in the the surrounding conservation area, and would result in the dwelling having a greater visual impact contributing to the creation of a hard visual edge to the settlement in this Forest front location, contrary to Policies SP16 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019), and advice set out in part 16 of the NPPF.</p> <p>2 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, whether by extension or by replacement. Consequently Policies DP35 and DP36 of the adopted New</p>

	<p>Forest National Park Local Plan 2016- 2036 (August 2019).seeks to limit the proportional increase in the size of rural 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. The development 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>
Voting	9:2

REPORT ITEM 6	
Application No.	21/00330/FULL
Details	8 Peterscroft Avenue, Ashurst, Southampton SO40 7AB – Replacement pitched roof, glazed frontage and timber cladding to 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 No windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.</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>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 Drawings P018-036-02-02-001C, P018-036-02-03-001 REV A, P018-036-02-03-002 REV A, P018-036-02-05-001C and P018-036-02-05-003. 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>
Voting	Unanimous

82 Planning Appeal Decisions (PC 367-21)

82.1 Steve Avery, Executive Director Strategy and Planning, reported five appeal decisions over the period. Members noted the report.

83 Any other items which the Chairman decides are urgent.

83.1 There were no further items.

84 Date of next meeting

84.1 The next meeting is scheduled for Tuesday 20 July 2021, at the Gates Hall, Lymington Community Centre, Lymington.

The meeting ended at 12:15 pm.

..... Date

Chairman