

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 MAY 2021 AT 9:30 AM AT THE GATES HALL,
LYMINGTON COMMUNITY CENTRE

Attending:

Members:

Gordon Bailey (Deputy Chairman – in the Chair)
Sue Bennison
George Bisson
Gavin Parker
Caroline Rackham
Barry Rickman
John Sanger
Richard Taylor
Stephen Tarling

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

68 Apologies for Absence

68.1 Apologies for absence were received from Richard Clewer, Leo Randall (Chairman), Ann Sevier and Steve Trow.

69 Declarations of Interest

69.1 There were no declarations of interest on this occasion.

70 Minutes

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

Voting: unanimous.

71 Chairman's Announcements

71.1 There were no Chairman's announcements on this occasion.

72 Planning Applications for Committee Decision (Paper PC 364-21)

72.1 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.	20/00726/FULL
Details	5 Knightwood Close, Ashurst, Southampton SO40 7FE – Cladding to existing dormers and garage
Public Participants	Sarah Merry (<i>Statement was read out by Officers</i>)
Comments	A proposal for refusal was put forward on the grounds that the cladding materials were not considered appropriate and would have a suburbanising effect contrary to policy SP17, but the proposal for refusal was not carried (3:5). Approval of the application was subsequently proposed and granted as per the officer’s recommendation.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 Development shall only be carried out in accordance with drawing nos: DR1, DR2 and DR3.</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>
Voting	5:3, 1 abstention

REPORT ITEM 2	
Application No.	20/00916/FULL
Details	Lakeside, West Common, Langley, Southampton SO15 1XJ – Single storey extension; replacement outbuilding
Public Participants	Marcus Collings (For)
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: P010.A, P011.C, DR2 and DR3 Rev B. 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 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>4 The outbuilding 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 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 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. 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>Informative(s):</p> <p>1 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</p>
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	<p>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	Unanimous

REPORT ITEM 3	
Application No.	21/00105/FULL
Details	Land of Folly Hill, Hale Purlieu, Hale, Fordingbridge SP6 2NN – 2no. Affordable dwellings; parking; associated landscaping
Public Participants	Mr Templeton (For) Chris Fairgrieve (Against) Cllr. Josh Lavis (Hale Parish Council)
Decision	Planning consent <u>refused</u>
Reasons	<ol style="list-style-type: none"> 1 It has not been demonstrated to the satisfaction of the National Park Authority that there is a proven local housing need for the scheme as proposed, in respect of the size of the dwellings, nor that there would be appropriate safeguards to ensure that they would be truly affordable and retained as such in perpetuity. For these reasons, the proposal would be contrary to policy SP28 of the adopted New Forest National Park Local Plan 2016-2016 (August 2019). 2 In the absence of a detailed tree management strategy for the site, the proposed housing units, by virtue of their positioning within the site, are likely to lead to pressure from future occupiers to fell or prune the Red Oak tree which is of high public amenity value. In addition, the presence of other important trees along the boundaries, which would dominate the rear gardens of the proposed dwellings, would mean that their future retention cannot be assured. The proposal would therefore be contrary to policy DP2 of the adopted New Forest National Park Local Plan 2016-2016 (August 2019). 3 The application site lies in close proximity to internationally and nationally designated sites (SSSI, SPA, SAC) and it has not been demonstrated to the satisfaction of the National Park Authority, through adequate mitigation measures, such as financial contributions, that there would not be significant in-combination impacts on the ecological sensitivities of these areas, including the impact of the proposal through increased nitrates on the River Avon SAC. The proposal would therefore

	be contrary to policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
Voting	Unanimous

REPORT ITEM 4	
Application No.	21/00129/FULL
Details	Lower Lepe Camping, Lepe Road, Lepe, Exbury SO45 1AD – Access track to serve campsite and agricultural land
Public Participants	Richard Boother (For)
Decision	Planning consent <u>refused</u>
Reasons	1 The principle of an access track, which represents a permanent ancillary development associated with a seasonal campsite, is not considered acceptable or appropriate. The track is also unjustified in relation to agricultural activity. Further, the size of the track, which traverses the breadth of the agricultural land, dissects and detracts from the historical landscape character, and notwithstanding the use of a grass reinforcement system, would appear as an incongruous feature outside of the exempted camping use. The development is therefore contrary to policies DP2, DP47, SP7 and SP46 of the New Forest National Local Plan 2016-2036 (August 2019); the National Planning Policy Framework, and the New Forest National Park Landscape Character Assessment.
Voting	Unanimous

REPORT ITEM 5	
Application No.	21/00142/FULL
Details	Greenbanks, Brook Hill, Bramshaw, Lyndhurst SO43 7JB – 2no. extensions; open porch
Public Participants	Alison Presland (For)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1 The development hereby permitted shall be begun before: The expiration of three years from the date of this permission; or 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; whichever is the sooner.

	<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 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: 20/0250/101B, 20/0250/102B, 20/0250/103A, 20/0250/104A, 20/0250/105A, DR1.</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, C or D 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 The roof space shall not be converted to form habitable space and no further windows or roof lights shall be inserted into the roof space (including the gable ends of the dwelling).</p> <p>Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP35 and DP36 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 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>
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	<p>6 The hedgerow, on the west boundary of the site with the B3079, shall be retained in perpetuity and maintained at a minimum height of 2 metres and minimum width of 1.5 metres as shown on the location and block plan - DR1 Rev A.</p> <p>If any part of the hedge is removed, dies or becomes seriously damaged or diseased the plants shall be replaced in the next planting season with others of similar size and species, unless the National Park Authority gives written consent to any variation.</p> <p>Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 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> <p>3 In considering this application it has been noted that protected trees are within close proximity of the proposed development. You are therefore advised to contact the Authority’s Tree Team on 01590 646620 for further advice as legal proceedings can be pursued if unauthorised works to protected trees (including root damage) occur.</p>
Voting	7:2

REPORT ITEM 6	
Application No.	21/00212/FULL
Details	Land at Highwood Road, Brockenhurst SO42 7RY – Single storey dwelling with attached car port
Public Participants	Mr Stephen Caunter (For) Mrs Jo Murphy (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Councillor)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The proposed development, by virtue of its location, massing, physical presence and external appearance, would introduce new development which would be out of character with and would adversely harm the semi-rural nature of Highwood Road which remain free of significant residential development. The development would therefore be contrary to policies SP17, DP2 and DP18 of the adopted New Forest National Local Plan 2016-2036 (August 2019).</p> <p>2 The proposed development, by virtue of its location alongside the rear gardens of adjoining properties, would result in increased noise and disturbance which would harm the private enjoyment of those gardens to an unacceptable degree, and would therefore be contrary to policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>3 The development does not provide for any measures to avoid or mitigate any potential adverse impacts on the ecological integrity of the New Forest and Special Protection Area (SPAs) as required by Policies SP5 and SP38 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the National Planning Policy Framework (2019). All residential development in proximity to the New Forest and Solent SPAs should avoid or mitigate any potential adverse impacts upon the ecological integrity of the SPAs, both as a result of residential impacts, as set out in the Development Standards SPD (adopted September 2012) and through adverse impacts on water quality.</p>
Voting	6:1, 1 abstention

REPORT ITEM 7	
Application No.	21/00271/FULL
Details	Land off Tiptoe Road (opposite The Old Bakery), New Milton BH25 5SJ – Replace top covers of pit, wooden fence
Public Participants	Muhammad Adil (For) Cllr John Korbey (Brockenhurst Parish Council)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1 The development hereby permitted shall be begun before the

	<p>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: 1420-WOOT-CI-B-002 Rev 0, 1420-WOOT-CI-B-003 Rev 0, 1420-WOOT-CI-B-004 Rev 0, 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 development in accordance with Policies SP5, SP6, SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3 The temporary fencing hereby approved shall be removed within 18 (eighteen) months of it first being erected.</p> <p>Reason: In order to protect the visual amenity of the setting and to ensure no additional unnecessary impact upon the designated site in accordance with policies DP2, SP6 and SP7 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>4 The development hereby approved shall be carried out in accordance with the mitigation measures as set out in the Habitats Regulations Assessment summary document.</p> <p>Reason: In order to protect the integrity of the designated site in accordance with policies DP2, SP6 and SP7 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>5 Prior to the commencement of development, a Construction Environment Management Plan, to include measures to address impacts from excavation and reinstatement of works, including general ways of working in the New Forest designated sites, shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the integrity of the designated site in accordance with policies DP2, SP6 and SP7 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	Unanimous

73 Planning Appeal Decisions (PC 365-21)

73.1 Steve Avery, Executive Director Strategy and Planning, reported one appeal decision over the period that had been dismissed, together with an associated costs application by the NPA which had been refused. Members noted the report.

74 Any other items which the Chairman decides are urgent.

74.1 Members discussed a response to the national consultation on remote meetings.

75 Date of next meeting

75.1 The next meeting is scheduled for Tuesday 15 June 2021, venue to be confirmed.

The meeting ended at 1:05 pm.

..... Date

Chairman