

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 16 NOVEMBER 2021 AT 9:30 AM AT THE GATES HALL,
LYMINGTON COMMUNITY CENTRE

Attending:

Members:

Gordon Bailey (Chair)
Sue Bennison
George Bisson
David Harrison
Gavin Parker
John Sanger
Ann Sevier
Richard Taylor
Stephen Tarling
Michael Thierry
Steve Trow (Deputy Chair)

Officers:

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

1 Apologies for Absence

1.1 There were no apologies for absence on this occasion.

2 Declarations of Interest

2.1 George Bisson declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 5 report items 1 as a member of Lyndhurst Parish Council

Ann Sevier declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 5 report items 5 as a member of Hyde Parish Council. Ms Sevier left the room during debate and vote on this item.

3 Minutes

3.1 **RESOLVED:** That the minutes of the meeting held on 19 October 2021 be approved as a true record.

Voting: none voting against

4 Chair’s Announcements

4.1 None.

5 Planning Applications for Committee Decision (Paper PC 377-21)

5.1 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.	20/00718/FULL
Details	Lyndhurst Park Hotel,78 High Street, Lyndhurst SO43 7NL – Part demolition of existing hotel and conversion of retained element to C3 residential and erection of a mixed-use development comprising a total of 79 dwellings and three commercial units (Class E) with associated landscaping, access and parking.
Public Participants	Giles Moir (For) Patrick Tarrant (Against) Cllr Graham Reeve (Lyndhurst Parish Council)
Decision	Subject to the applicant and the National Park Authority first entering into a S106 agreement, that authority be delegated to the Executive Director (Strategy and Planning) to grant permission subject to the following 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: 19349-BT3, 2228/1H, 2228/2G, 1642-DFL-LSD-001 Rev D, 9256/100 Rev N, 9256/101 Rev C, 9256/102 Rev B, 9256/103 Rev C, 9256/104 Rev C, 9256/105 Rev B, 9256/106 Rev B, 9256/107 Rev B, 9256/108 Rev B, 9256/109 Rev D, 9256/110 Rev B, 9256/111 Rev C, 9256/112 Rev C, 9256/113 Rev D, 9256/114 Rev D, 9256/115 Rev B, 9256/116 Rev B, 9256/117 Rev B, 9256/123.</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 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. All facing works to the former historic hotel should be carried out using natural materials, including lime, lime plaster and timber.</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>4 No windows shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.</p> <p>a) Details of all fenestration – at 1:20 elevation for all units and for 1:10 for the former hotel with 1:10 sections, including the proposed colour of windows and doors.</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To protect the character and appearance of the buildings and the conservation area in accordance with Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
	<p>5 All materials used in making good the historic building should be carefully carried out to match the original detailing, and details should be submitted to and approved in writing by the National Park Authority.</p> <p>Development shall only take place in accordance with those approved details.</p> <p>Reason: To protect the character historic interest of the building in accordance with Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
	<p>6 Acoustic mitigation shall be provided to the proposed residential properties as outlined in Table 5-2 in section 5 and Figure H in Appendix H of the Noise Impact Assessment carried out by WSP PROJECT NO. 70066062, dated November 2020.</p> <p>Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>

	<p>7 The combined noise rating level of plant and equipment on the site shall not exceed the background level (LA90) as defined as 51 dB Daytime (07:00-23:00 hrs) and 30dB Night-time (23:00-07:00 hrs) at 3.5m from the facade of any residential premises in accordance with BS4142:2014.</p> <p>Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>8 Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the National Park Authority. The CEMP shall include the following details: Development contacts, roles and responsibilities Public communication strategy, including a complaints procedure Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation Use of fences and barriers to protect adjacent land, properties, footpaths and highways Details of parking and traffic management measures Pest control</p> <p>Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9 No external lighting (to include balcony 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>Any lighting installed at the hereby approved development shall not exceed the following maximum values of vertical illuminance at the facade of any residential premises in accordance with Environmental Zone E2: 5 lux pre-curfew (07:00- 23:00hrs) and 1 lux post-curfew (23:00- 07:00hrs).</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 Prior to occupation of any of the proposed development, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details</p>
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	<p>and the charge points shall thereafter be retained and maintained in perpetuity.</p> <p>Reason: To ensure that the development would not adversely harm the air quality of the High Street in accordance with policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>11 Landscaping of the site shall be implemented solely in accordance with Drwg Nos: 2228/1H and 2228/2G. Notwithstanding the approval of those plans, within three months of the date of this decision, precise details of the soft landscaping and the areas for hard surfacing and the materials to be used shall be submitted to and approved in writing the National Park Authority.</p> <p>No development shall take place unless these further details have been approved and then only in accordance with those details.</p> <p>Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>12 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 (Arboricultural Assessment and Method Statement ref: 19349-AA2-PB dated 16 November 2020).</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>13 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, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out 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>
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	<p>14 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report (AECOM Ltd Ecological Impact Assessment June 2021) approved as part of this planning application and shall include:</p> <p>Final details in respect of badger sett closures and management of operations to ensure direct harm does not occur Location and ongoing provision of artificial features including swifts bricks, bat features and other bird nesting opportunities Provision of details to demonstrate delivery of sufficient measures to meet biodiversity net gain for loss of habitats, utilising Defra metrics 3.0</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>15 The 60th dwelling of the development hereby permitted shall not be occupied until:</p> <p>a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority;</p> <p>b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and</p> <p>c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.</p> <p>The development shall be carried out in accordance with and subject to the above details.</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of</p>
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	<p>eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy DP8 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>16 The development hereby permitted shall not be occupied until the arrangements for car and bicycle parking and turning within its curtilage have been implemented.</p> <p>These areas shall be kept available for their intended purposes at all times.</p> <p>Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p> <p>17 Notwithstanding the provisions of the Town & Country Planning General Development Order nothing over 600mm in height shall be placed or permitted to remain on the land shaded green on the approved plan.</p> <p>Reason: In the interest of highway safety and to comply with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). and Section 9 of the National Planning Policy Framework.</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 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>Voting</p>	<p>10:0, 1 abstention</p>

REPORT ITEM 2	
Application No.	21/00642/FULL
Details	190 Burley Road, Bransgore, Christchurch BH23 8DJ – First floor extension with 3no. rooflights to outbuilding to facilitate home office; balcony; 2no. French doors
Public Participants	Simon Ellis (For)
Comments	Following discussion it was agreed that a scheme would need to be submitted to demonstrate how light spillage would be reduced.
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: 671/PL/01 Rev B, 671/PL/03 Rev A, 671/PL/04 Rev A, 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 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 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 No development shall take place until a scheme of details to mitigate against light pollution has been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall take place only in accordance with those details.</p> <p>Reason: To safeguard the tranquillity of the area and to comply with Policy SP15 of the New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	10:1

REPORT ITEM 3	
Application No.	21/00676/FULL
Details	Lisle Court House, Lisle Court Road, Lymington SO41 5SH – Two storey extension; single storey extension; 2no. single storey outbuildings; alterations to doors and windows; roof chimney and dormer alterations; cladding; associated landscaping; demolition of attached garage annexe; demolition of porch
Public Participants	Mr McGrigor (Applicant)
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 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: 8033/P01B, 8033/P04D, 8033/P05E, 8033/P06G, 8033/P07G, 8033/P10D, 8033/P13A, DR1 Rev B, MCG 0221</p>

	<p>GP Rev C, MCG 0121 Rev G, MCG 0221 GPD.</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>a) Typical joinery details including window/doors, eaves, verge, bargeboards. b) Any other detail relevant to the case</p> <p>Development shall only take place in accordance with those 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>6 The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall</p>
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	<p>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 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 Vesper Conservation & Ecology Limited 'Phase 2 Bat Survey' (dated 09 July 2021) 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>8 Upon completion of the development, confirmation of the installation of the ecological mitigation, compensation and enhancement measures as set out within the Vesper Conservation & Ecology Limited 'Phase 2 Bat Survey' hereby approved, shall be submitted to the Authority. This should be undertaken by a professional ecologist, and can be in the form of an email/photos.</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>9 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	8:2, 1 abstention

REPORT ITEM 4	
Application No.	21/00689/FULL
Details	37 Peterscroft Avenue, Ashurst, Southampton SO40 7AB – Attached outbuilding and car port; demolition of existing car port and garage
Public Participants	Owen Rushworth (Agent For) Alex Horner (Against)
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 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>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 Development shall only be carried out in accordance with Drwg Nos: PR01 Rev C, PR02 Rev C and SO1 Rev C. 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>5 The development shall be carried out in accordance with the approved Flood Risk Assessment Form.</p> <p>Following implementation, the measures shall be retained and maintained throughout the lifetime of the development.</p> <p>Reason: To minimise the effect of flooding on the occupants of the site, and the wider locality in accordance with policies DP2 and DP12 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	9:2

REPORT ITEM 5	
Application No.	21/00725/PATC
Details	Loaders Field, Abbotswell Road, Frogham – Application under Part 16 of the Town and Country Planning (General Permitted Development) Order 2016 for installation of a 20m high monopole with wraparound cabinet supporting 6No. antenna apertures & 2No. 600mm dishes; installation of 5No. cabinets and ancillary development
Public Participants	Will Osbourne (For) Saleem Shamash (Against) Cllr G Dolphin (Hyde Parish Council)
Members' interests	Ann Sevier left the meeting during the debate and vote, as per minute item 2.1 above
Decision	Prior approval required but <u>refused</u> on the following grounds
Reasons	1 The proposed mast and ground cabinets by reason of their size, appearance and siting, would have a detrimental impact on the character and appearance of this part of the New Forest National Park and Conservation Area. The proposal is therefore contrary to Policies DP2, SP7, SP16 and SP17 of the New Forest National Park Local plan 2016-2036 (August 2019) and sections 15 and 16 of the National Planning Policy Framework 2021.
Voting	Unanimous

REPORT ITEM 6	
Application No.	21/00772/FULL
Details	Forest View, New Road, Portmore, Lymington SO41 5RZ – Replace existing outbuilding with 2 no. outbuildings for use as home office, bike store, car port and personal workshop
Public Participants	Simon Williams (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 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 The buildings 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 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>5 Development shall only be carried out in accordance with drawing nos: 1, 2, 3, 4, 5, 6, 7, and 8. 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

REPORT ITEM 7	
Application No.	21/00793/FULL
Details	Norwood, Holly Lane, Pilley, Lymington SO41 5QY – Single storey extension; 3no. outbuildings; re-siting of 1 no. outbuilding; alterations to access; additional hardstanding and replacement of existing hardstanding; demolition of existing conservatories; demolition of 5no. outbuildings
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</p> <p>Drawing nos: 052, 055, 057, 058, 059, 060, 063, DSL 02, 0261, DSL 01, 101 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 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 The area covered by the cantilevered overhang upon the rear elevation of the extension shall at no point be in-filled or incorporated into the main dwellinghouse.</p> <p>Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DP36 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</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 extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E 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 prevent the unnecessary proliferation of built development in accordance with DP36 and DP37 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>
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	<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> <p>Informative(s):</p> <p>1 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.</p>
Voting	Unanimous

REPORT ITEM 8	
Application No.	21/00843/FULL
Details	East Salt Grass, Saltgrass Lane, Keyhaven, Lymington SO41 0TQ - Outbuilding
Public Participants	Cllr David Royale (Milford on Sea Parish Council)
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 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</p>

	<p>countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>4 Development shall only be carried out in accordance with drawing nos: 1381:02C, 1381:03A, and DR1. 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	6:4

REPORT ITEM 9	
Application No.	21/00872/FULL
Details	Cadnam Garage, Southampton Road, Cadnam, Southampton SO40 2NB – Roof alterations to facilitate additional first floor space and ground floor equipment; alterations to doors and windows; cladding; render; refurbishment
Public Participants	Clive Wingham (Against)
Comments	Following discussion members were minded not to support the officer’s recommendation of approval. A proposal was made to refuse the application on the grounds of the scale and mass of the proposed development, resulting in an overbearing impact on the adjacent properties to the rear and the loss of direct sunlight. The application was therefore refused.
Decision	Planning consent <u>refused</u>
Reasons	The proposed development, by virtue of its design, massing and scale, would comprise an overbearing development which would harm the amenity of neighbouring properties 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).
Voting	Unanimous

6 Planning Appeal Decisions (PC 378-21)

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

7 Any other items which the Chairman decides are urgent.

7.1 There were no further items.

8 Date of next meeting

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

The meeting ended at 2:05 pm.

..... Date

Chairman