

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

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

Attending:

Members:

Sue Bennison
George Bisson
Caroline Rackham
Barry Rickman
Ann Sevier
Richard Taylor
Stephen Tarling
Steve Trow (Deputy Chairman – in the Chair)

Officers:

Steve Avery	Executive Director of Strategy & Planning
Rosalind Alderman	Solicitor & Monitoring Officer
Natalie Walter	Principal Planning Officer
Vicki Gibbon	Member Services Administrator
Frances Connolly	Executive Assistant

101 Apologies for Absence

101.1 Apologies for absence were received from Gordon Bailey, Richard Clewer and Gavin Parker.

102 Declarations of Interest

102.1 There were no declarations of interest on this occasion.

103 Minutes

103.1 **RESOLVED:** That the minutes of the meeting held on 17 August 2021 be approved as a true record.

Voting: unanimous.

104 Chair's Announcements

104.1 There were no Chair's announcements on this occasion.

105 Planning Applications for Committee Decision (Paper PC 373-21)

105.1 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.	21/00352/FULL
Details	The Haven, St Johns Road, New Milton BH25 5SB – Single storey rear extension; roof alterations to facilitate front and rear glazed gables; timber cladding; new front porch; demolition of conservatory
Public Participants	Laura Turner (For)
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 drawing numbers: 21.445.01 Rev A and 21.455.02 Rev D. 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.</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 or rooflights other than those hereby approved shall be inserted into the roofspace of the dwelling unless express planning permission has first been granted.</p> <p>Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</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 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>6 The roof space of the extension hereby approved shall not be converted to form habitable space.</p> <p>Reason: The creation of additional habitable accommodation / floor space would be contrary to Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	7:1

REPORT ITEM 2	
Application No.	21/00537/VAR
Details	Site of Brookwood, Sway Road, Brockenhurst SO42 7RX – Application to vary condition 2 of planning permission 20/00620 to allow Minor Material Amendment to 2No. Detached bungalows; fence; cattle grid; alterations to driveway and parking; demolition of existing dwelling and outbuilding
Public Participants	Giles Moir (For) Cllr John Korbey (Brockenhurst Parish Council)
Comments	Following discussion it was agreed that authority would be delegated to the Executive Director to issue the permission subject to the conditions in the case officer’s report together with an amended condition 9 requiring the applicant to submit an acceptable drainage

	<p>scheme within one month, together with a requirement that the dwellings could not be occupied until this was received.</p>
Decision	<p>Planning consent <u>granted</u> subject to conditions</p>
Conditions	<p>1 The development hereby permitted shall be begun before 19 January 2024.</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 withdrawing numbers: 9456/200 Rev B, 9456/201 Rev B, MBA/100/101, 9456/100 Rev C, 9456/101/Rev C and 9456/102/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 SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3 Development shall be carried out in accordance with the details of facing and roofing materials approved under consent reference 20/00620 for the dwellings, and in accordance with the materials specified on the agent's email of 7 September for the car ports, unless otherwise agreed in writing with 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 No windows/doors shall be installed until typical joinery details including window/doors, eaves, verge, bargeboards have been submitted to, and approved in writing by the New Forest National Park Authority.</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 development in accordance with Policies DP2, DP18 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5 The landscaping of the site shall be carried out in accordance with landscaping plan number BW-01 RevB by Woodruff Designs, dated February 2021, hereby approved, and the implementation statement dated February 2021 by Woodruff Designs approved under consent reference 20/00620, unless otherwise agreed in writing with the New Forest National Park Authority.</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>6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.</p> <p>Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or 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>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 ecological report by Abbas Ecology dated November 2020 approved under consent reference 20/00620. The specified measures shall be implemented and retained at the site in perpetuity and, post completion, a statement confirming their implementation shall be submitted to the Authority.</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 No external lighting shall be installed on the site unless details of such proposals, which shall be in accordance with the recommendations of the approved ecological report, have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Reason: To protect the amenities and ecology of the area in accordance with Policies SP6, DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9 Within one month of the date of this decision, revised details of the means of disposal of surface water from the site shall be submitted to and approved in writing by the New Forest National Park Authority.</p>
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	<p>Disposal of surface water shall only take place in accordance with those details which have been approved.</p> <p>The dwellings shall not be occupied until the details have been approved.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
	<p>10 The development hereby permitted shall not be occupied until the arrangements for 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>11 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 defined village and to comply with Policies SP21 and DP35 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 impact statement and tree protection plan by Hearne Arboriculture, dated November 2020 approved under consent reference 20/00620.</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 Prior to the occupation of the second of the two dwellings comprising the development, ecological mitigation for the Solent</p>

and New Forest Special Protection Areas, Special Areas of Conservation and Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP.

14 The second of the dwellings comprising the development hereby permitted shall not be occupied until:

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;

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

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

The development shall be carried out in accordance with and subject to the above details.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of 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 New Forest National Park Local Plan 2016-2016 (August 2019).
Voting	Unanimous

106 Planning Appeal Decisions (PC 374-21)

106.1 Steve Avery, Executive Director Strategy & Planning, reported five appeal decisions over the period, three of which were allowed and two dismissed. Members noted the report.

107 Any other items which the Chairman decides are urgent.

108.1 There were no further items.

109 Date of next meeting

109.1 The next meeting is scheduled for Tuesday 19 October 2021, venue Gates Hall, Lymington Community Centre, Lymington.

The meeting ended at 10:45 am.

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Chairman

Date