

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 JANUARY 2022 AT 9:30 AM AT THE GATES HALL,  
LYMINGTON COMMUNITY CENTRE

**Attending:**

*Members:*

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

*Officers:*

Steve Avery	Executive Director of Strategy and Planning
Jo Murphy	Deputy Monitoring Officer
Natalie Walter	Principal Planning Officer
David Williams	Planning Enforcement Manager
Sarah Applegate	Senior Policy Officer
David Stone	Corporate Services Manager
Vicki Gibbon	Member Services Administrator

**19 Apologies for Absence**

19.1 Apologies were received from David Harrison and Ann Sevier.

**20 Declarations of Interest**

20.1 There were no declarations on interest on this occasion.

**21 Minutes**

21.1 **RESOLVED:** That the minutes of the meeting held on 21 December 2021 be approved as a true record.

*Voting: none voting against*

**22 Chair's Announcements**

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

**23 Planning Applications for Committee Decision (Paper PC 383-22)**

23.1 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>21/00164/FULL</b>
<b>Details</b>	Former Redmayne Engineering Works, Station Approach, Brockenhurst, SO42 7TW - Residential development of 9no. dwellings consisting of 7no. terraced houses and 2 flats (affordable housing); garage block; bin store; bike store; parking and associated landscaping; demolition of industrial buildings (AMENDED DESCRIPTION AND PLANS)
<b>Public Participants</b>	Ken Parke (Agent – For) Graham Baker (Against) Cllr John Korbey (Brockenhurst Parish Council)
<b>Decision</b>	That authority be delegated to the Executive Director (Strategy and Planning) to grant planning permission, subject to (i) substitution of amended plans reported reducing the size of unit 5 to 100sqm, (ii) inclusion of a condition to secure policy compliant cycle parking provision, and (iii) a satisfactory section 106 agreement to secure the planning obligations set out in the report and the delivery of affordable housing in perpetuity as considered appropriate.
<b>Conditions</b>	<p>1 The development hereby permitted shall be begun before 3 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:</p> <p>1541P20 Rev F; 1541P21 Rev D; 1541P22 Rev G; 1541P23 Rev L; 1756P 24 Received 15-11-21; 18084-3; 1541 4.08 Rev B; 1541 4.09 Rev K; 1541P25 Rev A Received 15-11-21; 1541P26.</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 Prior to development above DPC slab level, a parking management plan or updated CLP Parking Management Plan Version 2 September 2020 (as approved under planning permission reference: 18/00497) shall be submitted to and agreed in writing with the Local Planning Authority The approved details shall be implemented before the development</p>

	<p>hereby permitted is occupied and retained as such at the site in perpetuity.</p> <p>Reason: In the interests of highway safety and to comply with policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p> <p>4 Before the occupation of any part of the development hereby approved, areas for access, turning, parking as shown on the approved plan 1541P23L shall be constructed and surfaced and thereafter retained, maintained and kept available for the occupants of the development at all times in accordance with the approved Parking Management Plan (CLP Parking Management Plan Version 2 September 2020 as approved under planning permission reference: 18/00497) or any subsequent variation thereof agreed in writing.</p> <p>Reason: In the interests of highway safety and to comply with policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p> <p>5 Before first occupation of the development subject of this permission, details of the design and siting of the cycle parking facilities serving all 9 residential units (in accordance with Cycle standards set out in Annexe 2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) shall be submitted to and approved in writing by the Local Planning Authority. Before the occupation of any part of the development hereby approved, the cycle storage arrangements shall be erected and laid out as shown on the approved plans and thereafter retained, maintained and kept available for the occupants of the development at all times.</p> <p>Reason: To promote a sustainable mode of travel; in the interests of highway safety and to comply with policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p> <p>6 No development shall take place above slab level of the buildings until samples of the following materials, joinery, roofing materials and sample panel listed below have been submitted to and approved in writing by the New Forest National Park Authority, to be accompanied by large scale drawings and section details (1:10 or 1:5):</p> <ul style="list-style-type: none"> <li>• Windows</li> <li>• Doors</li> <li>• Dormers</li> <li>• External joinery</li> <li>• Eaves and ridges</li> <li>• Chimneys</li> </ul>
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- Porches
- External flues ducts and vents
- Hard landscaping

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)

- 7 No development, other than demolition and site clearance, shall take place on the buildings until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)

- 8 Prior to first occupation details of hard and soft landscaping proposals shall be submitted to and approved in writing. Development shall only take place in accordance with the approved details and no alterations shall be made unless they have written approval of the Local Planning Authority.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with policies DP2 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019)

- 9 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.

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.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)

	<p>10 Prior to the commencement of development ecological mitigation for the Solent 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 adopted Development Standards (SPD) and the Solent (SRMP) Explanatory Note.</p> <p>Reason: To safeguard sites of international ecological importance in accordance policies SP5 and SP6 of the New Forest National Park Local Plan 2016-2036 (August 2019) Development Standards SPD and the SRMP.</p> <p>11 Unless otherwise agreed in writing by the National Park as Local Planning Authority development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report (Lindsey Carrington Ecological Services Ecology mitigation and enhancement plan August 2020 approved under planning permission reference: 18/00497).</p> <p>The measures thereby approved 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 New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>12 Unless otherwise agreed in writing with the National Park as Local Planning Authority, tree protection measures shall be carried out in accordance with Arboricultural assessment - Tree Protection plan. 18084 - 3 Barrell Tree Care.</p> <p>The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with policies DP2, SP6, SP7 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>13 Post demolition and site clearance and before reaching slab level, a finalised detailed scheme for remedial measures to deal with any contamination of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall take into account and follow the recommendations within Contamination Assessment Report - Phase 2 Ground and Water Sept 2020 and V.102 Desk top phase 1 contamination assessment. (Partial clearance as far as pre-commencement works for 18/00497). The scheme must include all works to be undertaken, proposed remediation</p>
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	<p>objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>The approved remediation scheme must be carried out in accordance with its terms at the relevant stage of development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.</p> <p>Prior to first occupation of any units and following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>If any other previously undiscovered contamination is found during the development of the site, this shall be notified in writing to the New Forest National Park Authority immediately, along with a suitable risk assessment and where necessary, a remediation scheme. The remediation scheme shall be approved in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with Policies DP2 and SP6 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>14 Prior to the commencement of the development, a scheme shall be submitted to ensure that internal and external noise levels for the residential accommodation shall not exceed the minimum standards stated in BS8233:2014, paragraphs 7.7.2 (table 4) and 7.7.3.2. The scheme shall be approved in writing by the Local Planning Authority and the approved scheme shall be implemented, maintained and retained.</p> <p>Reason: To minimise the transfer of noise due to the railway and proximity to neighbouring residential properties in order to minimise the impact upon the residential amenities of the future occupiers of the scheme and neighbouring properties in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>15 No development, other than demolition, shall take place until details of the means of disposal of surface and foul water from the site have been submitted to and approved in writing by the New Forest National Park Authority.</p>
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Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)

- 16 No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- 1.The programme and methodology of site investigation and recording
  - 2.The programme for post investigation assessment
  - 3.Provision to be made for analysis of the site investigation and recording
  - 4.Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - 5.Provision to be made for archive deposition of the analysis and records of the site investigation
  - 6.Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 of the New Forest National Park Local Plan 2016-2036 (August 2019)

- 17 The roof space of the residential buildings hereby approved shall not be converted to form habitable floorspace space and no additional windows or roof lights shall be inserted into the roof space (including the gable ends of the properties), other than those hereby approved.

Reason: In order to safeguard the residential and visual amenities of the occupiers of neighbouring occupiers in accordance with policies DP2, SP17, DP35 and DP18 of the

	<p>New Forest National Park Local Plan 2016-2036 (August 2019) to safeguard the character of the National Park.</p> <p>18 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 dwellings remain of a size which is appropriate to their location within the village and National Park to comply with Policy DP2, DP35, DP37 and DP36 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>19 Prior to site clearance a Construction Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the following details:</p> <ul style="list-style-type: none"> <li>Development contacts, roles and responsibilities</li> <li>Public communication strategy, including a complaints procedure.</li> <li>Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.</li> <li>Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.</li> <li>Use of fences and barriers to protect adjacent land, properties, footpaths and highways.</li> <li>Details of parking and traffic management measures.</li> <li>Measures to control light spill and glare from any floodlighting and security lighting installed.</li> <li>Pest control</li> </ul> <p>Development shall only be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To minimise the impact upon the adjoining highway, residential and visual amenities of the occupiers of neighbouring properties in accordance with policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>20 All first floor level windows and rooflights of the main residential terrace on the north east and north west elevations as shown on plan no 1541/P21D and 1541/P20F hereby approved shall at all times be obscurely glazed and permanently fixed.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p>
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	<p>21 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 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 SP5 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>22 Prior to first occupation a scheme for the provision of facilities for the charging of vehicles shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be implemented in full accordance with the approved details and the charge points retained and maintained for the lifetime of the development.</p> <p>Reason: In the interests of sustainability in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Design Guide.</p>
<b>Voting</b>	6:4

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>21/00969/VAR</b>
<b>Details</b>	Jan Ruis Nurseries, Shirley Holms Road, Boldre, Lymington, SO41 8NG - Application to remove Condition 4 of planning permission 20/00437 for a toilet block to allow the retention of existing toilet block to be demolished
<b>Public Participants</b>	Deborah Slade (Agent on behalf of objectors – Against)
<b>Comments</b>	Natalie Walter advised Members that the wording of Condition 3 had been amended since the agenda had been circulated. The application was approved subject to this amendment.
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<p>1 Development shall only be carried out in accordance with drawing numbers: DR2 (location plan); DR1 and drawing numbers: 002 and 003 of planning permission reference: 20/00437. 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>2 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.</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 and the existing building marked to be retained on drawing number DR2 shall only be used for agricultural/ horticultural purposes and for no other commercial or business or storage purposes whatsoever. If in the future the buildings are no longer required for agricultural/ horticultural purposes, they shall be demolished within three months of the cessation of the agricultural use and the land restored to its former condition.</p> <p>Reason: The buildings are only justified on the basis that they are necessary for agriculture and in accordance with Policy DP50 of the adopted New Forest Local Plan 2016-2036 (August 2019).</p>
<b>Voting</b>	Unanimous

**24 Planning Appeal Decisions (PC 384-22)**

24.1 Steve Avery, Executive Director of Strategy and Planning, reported one appeal decision over the period, which was dismissed. Members noted the report.

**25 Revised Planning Information Leaflet (PC 385-22)**

- 25.1 Steve Avery presented his report advising members that the last Planning Information leaflet was produced in February 2011, following the adoption of the Park-wide Local Plan in 2010. In 2019 the most recent Local Plan was adopted, however it was felt that there was no need to update the leaflet at that time.
- 25.2 Mr Avery explained that in light of some recent appeal decisions it was considered that it would now be an ideal opportunity to update the leaflet to ensure applicants and decision makers were up to date in applying the relevant policies of the adopted Local Plan in respect of proposed extensions.
- 25.3 Mr Avery explained to members that there were a few further minor edits to be made and asked for members approval for the leaflet to be rolled out.

**Resolved, that**

- (i) the revised Planning Information Leaflet be approved, and
- (ii) authority be delegated to the Executive Director (Strategy and Planning) to make any final minor edits to the Leaflet prior to its publication in consultation with, and with the agreement of, the Chairman of the Planning Committee.

*Voting: unanimous*

**26 Annual Monitoring Report 2021 (PC 386-22)**

- 26.1 Sarah Applegate introduced her report explaining that the Authority was required to produce a Monitoring Report each year which assessed the effectiveness of the planning policies in the adopted Local Plan and provided important evidence to feed into the review of future local planning polices for the National Park. This current 2021 Annual Monitoring Report covers the period from 1 April 2020 to 31 March 2021. Mrs Applegate highlighted that this was a difficult period due to Covid-19 and was reflected in some of the data in the report.
- 26.2 Following brief discussion, members noted the report

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

27.1 None.

**28 Date of next meeting**

28.1 The next meeting is scheduled for Tuesday 15 February 2022, venue TBC.

The meeting ended at 12:15 pm.

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Chairman

Date .....