

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 26 APRIL 2022 AT 9:30 AM IN THE EXHIBITION ROOM,
BROCKENHURST VILLAGE HALL, BROCKENHURST SO42 7RY

Attending:

Members:

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

Officers:

Steve Avery	Executive Director of Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
Liz Marsden	Planning Officer
David Illsley	Policy and Conservation Manager
David Stone	Corporate Services Manager
Vicki Gibbon	Member Services Administrator

38 Apologies for Absence

38.1 No apologies for absence were received.

39 Declarations of Interest

39.1 George Bisson declared an interest under part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 42 report items 2 and 4 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 42 report item 1 as a member of NFDC's Housing and Homelessness Overview and Scrutiny Panel.

40 Minutes

41.1 **RESOLVED:** That the minutes of the meeting held on 15 February 2022 be approved as a true record.

Voting: unanimous

41 Chair’s Announcements

41.1 There were no Chair’s announcements on this occasion.

42 Planning Applications for Committee Decision (Paper PC 389-22)

42.1 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.	21/00472/FULL
Details	Land Adjacent 40 Whartons Lane, Ashurst, SO40 7EF – 62no. dwellings; access; associated parking; public open space; landscaping; associated works
Public Participants	Steve Carrington (For) Alan MacLean (Against) Cllr Sue Robinson (Ashurst and Colbury Parish Council)
Decision	Subject to the prior completion of a section 106 legal agreement in accordance with the heads of terms set out in the report and the imposition of the conditions listed below, authority is delegated to the Executive Director of Strategy & Planning to grant planning permission
Conditions	<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 Development shall only be carried out in accordance with drawing nos:</p> <p>(Layouts) ACL.01 Rev G, AHL.01 Rev F, BML.01 Rev F, CSE01 Rev C, CSL.01 Rev J, DML.01 Rev G, LP.01 Rev B, RSL.01 Rev F, OSP01 REV B,</p> <p>(Supporting) DD394L01 Rev E, DD394L02 Rev C, D1916-200 Rev C, 13848 S1, SSE3000854-LD-001 Rev B,</p> <p>(Ancillary) BCS.01.pe Rev A, GAR.01.pe Rev A, SH.01.pe Rev A,</p> <p>(Plot Drawings) P.8-9.e Rev C, P.8-9.p Rev D, P.11-12.e Rev C, P.11-12.p Rev C, P.13-15.e Rev D, P.13-15.p Rev D, P.25-26.e Rev C, P.25-26.p Rev C, P.30-31.e Rev C, P.30-31.p Rev D, P.32-33.e Rev</p>

	<p>B, P.32-33.p Rev B, P.34-35.e Rev B, P.34-35.p Rev B, P.36_39.pe Rev C, P.37-38.e Rev C, P.37-38.p Rev D, P.40.pe Rev C, P.61-62.e Rev B, P.61-62.p Rev B,</p> <p>(House Types) HT.2BH(2blk)-A.e Rev D, HT.2BH(2blk)-AB.p Rev D, HT.2BH(2blk)-B.e Rev C, HT.2BH(2blk)-C.e Rev D, HT.2BH(2blk)-C.p Rev D, HT.3BA-1B(2blk).e Rev C, HT.3BA-1B(2blk).p Rev D, HT.3BA-1C(2blk).e Rev D, HT.3BA-1C(2blk).p Rev D, HT.3BA-2A(2blk).e Rev D, HT.3BA-2A(2blk).p Rev D, HT.3BC-1A.e Rev C, HT.3BC-1B.e Rev C, HT.3BC-1C.e Rev B, HT.3BC-1A.p Rev E, HT.3BC-1B.p Rev E, HT.3BC-1BH.e Rev C, HT.3BC-1BH.p Rev D, HT.3BD.e Rev E, HT.3BD.p Rev D, HT.3BD-H.e Rev D, HT.3BD-H.p Rev B, HT.2BH(2blk)-D.e Rev A, HT.2BH(2blk)-D.p Rev A, HT.3BA-2B(2blk).e Rev A, HT.3BA-2B(2blk).p Rev A,</p> <p>(Flats) P.16-21.e1 Rev C, P.16-21.e2 Rev C, P.16-21.p1 Rev C, P.16-21.p2 Rev C, P.41-46.e1 Rev C, P.41-46.e2 Rev C, P.41-46.p1 Rev C, P.41-46.p2 Rev C.</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.</p> <p>Development shall only be carried out in accordance with the details approved.</p> <p>Reason: To ensure an acceptable appearance of the development in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>4 50% of dwellings to be provided shall comprise affordable dwellings (as defined in the National Planning Policy Framework)</p> <p>Reason: To meet identified local housing need and to accord with Policy SP22 of the New Forest National Park Local Plan 2016-36 (August 2019)</p> <p>5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order</p>
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	<p>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: To ensure the dwellings remain of a size which is appropriate to its location within the countryside, to ensure an acceptable appearance of the development and to comply with Policies DP2, SP17, DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6 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.</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>7 No development, demolition or site clearance shall take place until a plan showing:</p> <p>Service routes, including the position of soakaways; and Location of site compound and mixing areas</p> <p>are submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>8 Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Sapling Arboriculture Ltd, Arboricultural Impact Appraisal and Method Statement ref J1312 dated October 2021 shall be implemented and at least 3 working days’ notice shall be given to the Local Planning Authority that this has been installed.</p> <p>Note: Your attention is drawn to the requirements of a pre-commencement site meeting as per Appendix 1 – Method statement / timing of operations of the above report.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with Policies DP2 and SP6 of the adopted New Forest National</p>
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	<p>Park Local Plan 2016- 2036 (August 2019).</p> <p>9 Landscaping of the site shall be implemented solely in accordance with drawing nos: DD394L01 Rev E, DD394L02 Rev C and BML.01 Rev F. Notwithstanding the approval of those plans, within three months of the date of this decision, precise details of the soft landscaping, the areas for hard surfacing and the materials to be used, including details of the play area, shall be submitted to and approved in writing by 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>10 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>11 Lighting of the site shall be implemented solely in accordance with drawing no: SSE3000854-LD-001 Rev B and the Lighting Strategy hereby approved.</p> <p>No further 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 and ecology of the area in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>12 No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the National Park Authority.</p>
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	<p>The approved statement shall include scaled drawings illustrating the provision for –</p> <ol style="list-style-type: none"> 1) The parking of site operatives and visitors' vehicles. 2) Loading and unloading of plant and materials. 3) Management of construction traffic and access routes. 4) Storage of plant and materials used in constructing the development. 5) Wheel washing facilities. <p>Reason: In the interests of highway safety and in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>13 Before the development is brought into use, the means of vehicular access to the site and associated works shall be constructed in accordance with the approved (drawing no: 2020-6242-002 Rev E) and no structure, erection or planting exceeding 1.0m in height shall thereafter be placed within the visibility splays shown on the approved plans.</p> <p>Reason: To ensure a suitable access and layout in the interests of highway safety and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>14 The development hereby permitted shall not be occupied until the arrangements for car and cycle 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>15 Prior to development above slab level, exact details of the proposed sustainability measures, including details of energy efficiency and the provision of facilities to enable the charging of electric vehicles, shall be 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: In the interests of achieving a sustainable form of development in accordance with Policies DP18 and SP11 of the New Forest National Park Local Plan 2016-36 (August 2019) and national planning policies.</p> <p>16 Prior to the commencement of development (including site and scrub clearance), a Biodiversity Enhancement and Mitigation</p>
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Plan (BEMP) shall be submitted to and approved in writing by the National Park Authority. The BEMP shall include measures for ecological mitigation and enhancement (including timescales for implementing these measures), shall be based on the recommendations set out in the ecological appraisal (January 2022) and associated surveys and plans approved as part of this planning application. It shall also include the provision of built in features for bat roosting and bird nesting, particularly swifts, at a rate of one per dwelling, placed in suitable groups and final and up-to-date details of reptile mitigation.

This Plan must set out the measures that will be undertaken to ensure that a minimum of 10% increase in biodiversity will be achieved and must cover a minimum period of 30 years.

Development shall be carried out in full accordance with the approved plan, unless otherwise agreed in writing by the National Park Authority.

Reason: To safeguard protected species and to provide mitigation and enhancements in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 17 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 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.

- 18 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

	<p>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).</p> <p>19 The drainage system shall be constructed in accordance with the Flood Risk Assessment & Drainage Strategy ref: D1916/FRA2.0. Surface water discharge to the existing headwall shall be limited to 15.0 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.</p> <p>20 Prior to commencement of development, the condition of the existing headwall outfalls, which will take surface water from the development site, should be investigated and reported to the National Park Authority. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken before any connection is made.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.</p> <p>21 Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the</p>
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	<p>first occupation of any of the dwellings. The submitted details shall include:</p> <ul style="list-style-type: none"> a. Maintenance schedules for each drainage feature type and ownership. b. Details of protection measures. <p>Reason: To ensure the satisfactory maintenance of the drainage system in accordance with national and local planning policies.</p> <p>22 Prior to works to the proposed access, details of any mitigation measures that will be implemented to ensure an acceptable relationship between the fuel pipeline on Whartons Lane and the proposed access shall be submitted to and approved in writing by the National Park Authority. Development shall only proceed in accordance with the approved details.</p> <p>Reason: In the interests of health and safety.</p> <p>23 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of survey and recording in accordance with a written scheme of investigation which has first been approved in writing by the New Forest National Park Authority.</p> <p>Reason: The development site contains a non-designated heritage asset and recording should be carried out prior to the development taking place in accordance with Policy SP16 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	22/00018/FULL
Details	Little Hayes, 43 Romsey Road, Lyndhurst SO43 7AR – Change of Use to residential (C3)
Public Participants	Louise Hallett (For) Gill Jones (Against)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 Development shall only be carried out in accordance with drawing nos: 01, TQRQM22010161728361.</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 (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any re-enactment of these Orders) the change of use of the building hereby permitted shall be limited to Class 3 (residential) of the Use Classes Order only.</p> <p>Reason: In the interest of the amenity of near properties in accordance with Policies DP2 and SP15 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	7:2, 2 abstentions

REPORT ITEM 3	
Application No.	22/00137/FULL
Details	Harbour View Cottage, Main Road, Dibden, SO45 5TB - Rear extension; partial conversion to facilitate additional first floor accommodation; roof alterations and log store to existing garage
Public Participants	Claire Terrill (For)
Decision	Planning consent <u>refused</u>
Reasons	<p>1 The extension and alterations to the roof of the existing outbuilding, by reason of their size, height, massing and design would not be in keeping with or subservient to the main dwelling and fail to be appropriate or sympathetic to its setting within a rural landscape. The resultant outbuilding would, by reason of its scale and design, be in excess of that which is considered to be necessary for the incidental enjoyment of the dwelling. The development would therefore be harmful to the local character and appearance of the area and contrary to the requirements of Policies DP2, DP18, DP37 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019) and sections 12 and 15 of the National Planning Policy Framework.</p>
Voting	Unanimous

REPORT ITEM 4	
Application No.	22/00150/FULL
Details	Little Hayes, 43 Romsey Road, Lyndhurst SO43 7AR – Change of Use to residential (C3)
Public Participants	Dee Dawkins (Against)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 Development shall only be carried out in accordance with drawing nos: 01, TQRQM2201061728361. 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 (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any re-enactment of these Orders) the change of use of the building hereby permitted shall be limited to Class 3 (residential) of the Use Classes Order only.</p> <p>Reason: In the interest of the amenity of near properties in accordance with Policies DP2 and SP15 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	7:3, 1 abstention

REPORT ITEM 5	
Application No.	22/00164/ADV
Details	Jewsons, Common Road, Whiteparish, Salisbury SP5 2QW – Display of 1no. non-illuminated post mounted sign (Application for Advertisement Consent)
Public Participants	Cllr King (Whiteparish Parish Council)
Comments	Following detailed discussion members were minded not to support officers’ recommendation on this occasion and opted to refuse the application due to the scale of the sign and adverse visual effect on public amenity.

Decision	Planning consent <u>refused</u>
Reasons	The proposed advertisement by virtue of its scale, form and siting would result in visually intrusive signage clutter which would be detrimental to the public amenity of the local area and in turn the special qualities of the New Forest National Park protected landscape. The proposal would therefore be contrary to Policies DP2, SP7, SP15 and SP17 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) and the Design Guide (January 2022).
Voting	7:4

43 Planning Appeal Decisions (PC 390-22)

43.1 Steve Avery, Executive Director of Strategy and Planning, reported 12 appeal decisions over the period, seven of which had been dismissed, three allowed, one withdrawn and one with a split decision. Following discussion, Members noted the report.

44 Revised Hyde Village Design Statement (PC 391-22)

44.1 David Illsley began his presentation by reminding members that the Hyde VDS was originally adopted in 2007, with a revised version in 2012. Since the last adoption of the VDS there had been significant changes in both national and local policy guidelines. The Parish Council were accordingly keen to update their VDS to ensure it was still afforded weight in planning decision making. The revised VDS would be subject to public consultation, the consideration of comments received and a formal decision to adopt the VDS would be taken at the July full Authority meeting. Cllr Maggie McKenzie then presented the Parish Council’s perspective on the updated VDS.

44.2 Cllr McKenzie explained that, when the Authority’s new Local Plan and subsequent Design Guide were adopted, it was apparent the Hyde VDS would be outdated and therefore required amending. The new VDS had not been completely re-written, but updated to ensure policy guidelines were up to date. It was highlighted that both current and new residents alike would be able to take note of what the Parish Council would like to see in the village in respect of any planning alterations to their properties.

44.3 Mr Illsley responded to points which were raised by Committee members that in conjunction with Hyde Parish Council any necessary amendments would be made and asked members to approve the document for the purposes of a 6 week public consultation.

Resolved, that;
 (i) the revised draft Hyde VDS be approved for a statutory period of consultation, and
 (ii) the final version of the VDS would be considered at the full Authority meeting in July for formal adoptions

Voting: unanimous

45 Any other items which the Chairman decides are urgent.

45.1 None

46 Date of next meeting

46.1 The next meeting is scheduled for Tuesday 17 May 2022, the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG

The meeting ended at 1:15 pm.

..... Date

Chairman