

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 20 DECEMBER 2022 AT 9:30 AM IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG

Attending:

Members:

Diane Andrews
Gordon Bailey (Chair)
Sue Bennison
David Harrison
Ann Sevier
Stephen Tarling
Richard Taylor
Steve Trow (Deputy Chair)

Officers:

Steve Avery	Executive Director (Strategy and Planning)
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Sally Knott	Senior Building Design and Conservation Officer
Helen Wallbridge	Heritage Project Co-ordinator
Vicki Gibbon	Members Services Administrator

10 Apologies for Absence

10.1 Apologies for absence were received from Gavin Parker, George Bisson and Michael Thierry.

11 Declarations of Interest

11.1 There were no declarations of interest on this occasion.

12 Minutes

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

Voting: none voting against

13 Chair's Announcements

13.1 None.

14 Planning Applications for Committee Decision (Paper PC 411/22)

14.1 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.	22/00665/FULL
Details	22 New Road, Ashurst, Southampton SO40 7BS – Carport; creation of new access from Cecil Avenue; 1.8m fence
Public Participants	Deborah Slade (Agent) Cllr Sue Robinson (Ashurst and Colbury 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. Development shall only be carried out in accordance with drawing nos: 100 Rev C, 101, 105 Rev A, 106 Rev B. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3. The 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. The external facing materials to be used in the development shall match those specified on the application form, 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>
Voting	Unanimous

REPORT ITEM 2	
Application No.	22/00556/FULL
Details	Woodside, Church Lane, Burley, Ringwood BH24 4BD – Two storey side and rear extensions; new outbuilding; alterations to doors and windows; removal of existing conservatory
Public Participants	Deborah Slade (Agent) Mr Hodgkins (Against) Cllr Robert Clarke (Burley Parish Council)
Comments	Stephen Tarling declared an interest and recused himself during the debate and decision on this item. Members were minded not to support the Officer’s recommendation on this occasion and resolved to refuse the application due to the unsympathetic nature of the extension and the outbuilding being disproportionate in scale.
Decision	Planning consent <u>refused</u>
Reasons	<ol style="list-style-type: none"> 1. The proposed two storey extensions, in particular the two storey side extension, would seriously detract from and unbalance the natural symmetry of this locally distinctive building, which is a fine example of a late 19th century New Forest cottage (itself a locally listed, non-designated heritage asset) located within the Burley Conservation Area. The two storey side extension would extend the dwelling across the entire width of the plot, bringing it very close to the boundary with the Old Manse. This would result in an unnecessarily cramped, bulky and uncharacteristic form of development that would be out of keeping with the rural character of the area. The proposal would neither preserve nor enhance the character or appearance of the Conservation Area. Unsympathetic extensions, such as that proposed, can individually and cumulatively erode the special character of the National Park as they are not contextually appropriate for the site. For all these reasons, the proposed extensions are considered contrary to Policies DP2, SP16, SP17, SP18 and DP36 of the New Forest National Park Local Plan (2016 - 2036). 2. The size and design of the proposed outbuilding is over and above that which could reasonably be considered to be subservient and incidental to the use of the main dwelling. Its grandiose design and prominent siting within the curtilage, combined with extensive areas of glazing that include a glass atrium roof, would appear out of keeping with the rural character and local vernacular of both the host property and the surrounding Conservation Area, leading to unnecessary and excessive light emissions from the property. The proposed outbuilding would neither preserve nor enhance the character or appearance of the Conservation Area and represents a suburbanising form of development, contrary to Policies DP2, SP15, SP16, SP17, SP18 and DP37 of the New Forest National

	Park Local Plan (2016 - 2036).
Voting	4:2, 1 abstention

15 Planning Appeal Decisions (PC 412/22)

15.1 There were no Planning Appeals to report during this period.

16 Local List Update (PC 413/22)

16.1 Sally Knott introduced the report highlighting that this was the third time local list assets had been reported to the Planning Committee for them to be added to the Local List. This was the largest batch so far with over 60, including places of worship and schools, military remains, K6 telephone boxes along with dwellings. Helen Wallbridge then introduced by way of slides the assets recommended for inclusion. Members thanked both Sally and Helen for all their hard work on this project and resolved to recommend the assets as detailed below.

Resolved, that

In line with the advice and guidance from Historic England, the 62 nominated assets set out in section 3 of the report be considered to be special and represent unique heritage assets and be added to the New Forest National Park Local List.

Voting: Unanimous

17 Any other items which the Chairman decides are urgent.

17.1 There were no urgent items.

18 Date of next meeting

18.1 The next meeting is scheduled for Tuesday 17 January 2023, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG

The meeting ended at 11:30 am.

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Chair

Date