NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 21 JUNE 2022 AT 9:30 AM IN THE COUNCIL CHAMBER, LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG

Attending:

Members:

Gordon Bailey (Chair) Sue Bennison George Bisson David Harrison John Sanger Stephen Tarling Richard Taylor

Officers:

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

55 Apologies for Absence

55.1 Apologies for absence were received from Ann Sevier, Richard Clewer, Steve Trow (Deputy Chair) and Michael Thierry.

56 Declarations of Interest

56.1 There were no declarations of interest made on this occasion.

57 Minutes

57.1 **RESOLVED:** That the minutes of the meeting held on 17 May 2022 be approved as a true record. *Voting: none voting against*

58 Chair's Announcements

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

59 Planning Applications for Committee Decision (Paper PC 394-22)

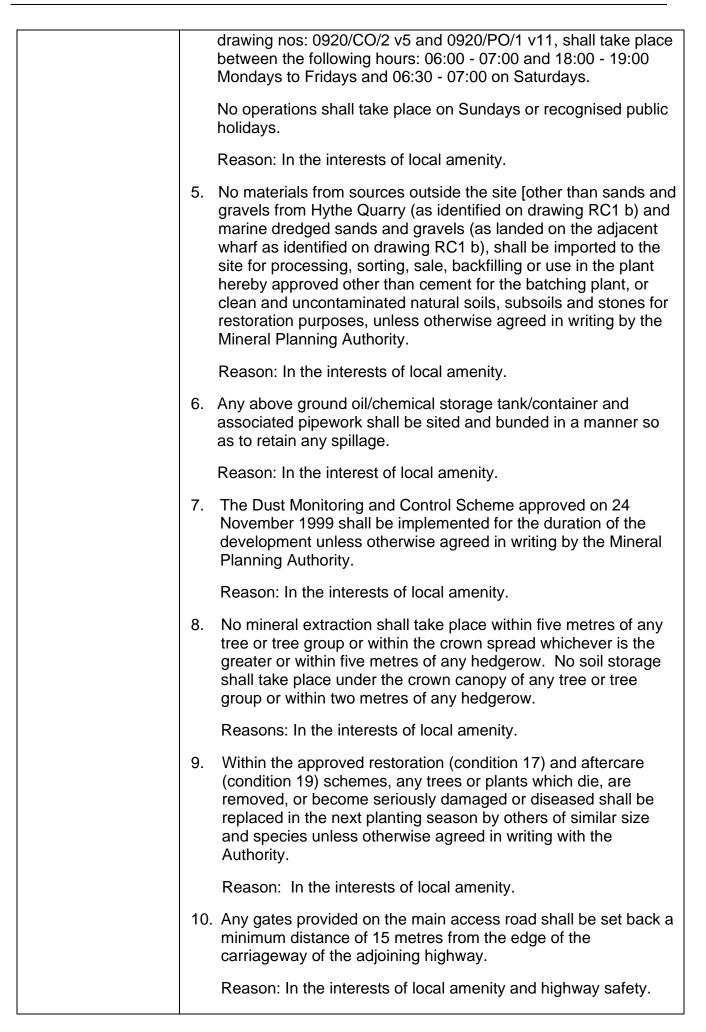
59.1 Members gave detailed consideration to the individual planning applications contained within the report.

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.	21/00982/FULL	
Details	Top Corner, Plot 2, Petlake Farm, Ringwood Road, Bartley, SO40 7LA - 1.2 metre high fencing; gates; extension to track to provide turning area (AMENDED PLANS)	
Public Participants	Helen Greenway (For)	
Decision	Planning consent granted subject to conditions	
Conditions	 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. 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. Development shall only be carried out in accordance with drawing numbers: PLF-RH-ZZ-XX-DR-A-4002-PL Rev B, PLF-RH-ZZ-XX-DR-A-2002-PL Rev B and PLF-RH-ZZ-XX-DR-A-2001-PL-P5 Rev B. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority. Reason: To ensure an acceptable appearance of the development in accordance with Policies SP16, SP17 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). The materials to be used in the development shall be as stated 	
	on the application form and drawings hereby approved, unless otherwise agreed in writing by the New Forest National Park Authority. 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).	
Voting	Unanimous	

REPORT ITEM 2	
Application No.	21/01048/VAR
Details	Fawley Quarry, Calshot Road, Calshot, Southampton, SO45 1BB - Application to vary conditions 1, 2, 5 and 17 of planning permission 18/00437 to facilitate revised restoration scheme
Public Participants	Richard Chewter (For)
Decision	Planning consent granted subject to conditions
Conditions	1. The development hereby permitted other than the remaining

	aftercare requirements of condition 19 of this permission, shall cease on or before the 31 December 2031 and the site shall also be restored in accordance with the scheme approved under condition 17 of this permission by 31 December 2031 or such longer period as the Mineral Planning Authority may approve in writing.
	Reason: In the interest of local amenity.
2.	No extraction shall take place except in accordance with the approved drawings: 0920/PO/1 v11 and 3.4 P13094-L-7002 unless otherwise approved in writing by the Mineral Planning Authority.
	For the avoidance of doubt:
	No extraction/excavation of material (including the removal of topsoil and overburden) from area E (Stage 3) shall take place until extraction/excavation from areas C and D have ceased and restoration works have commenced.
	No extraction/excavation of industrial sand from the lower seam in area B (Stage 3) shall take place until extraction/excavation from area A has ceased and restoration works have commenced.
	No extraction/excavation of industrial sand from the lower seam in area F (Stage 4) shall take place until extraction/excavation of the remainder of the site has ceased and the restoration works have commenced and areas C, D and the area of old silt ponds have been fully restored.
	Reason: In the interests of local amenity.
3.	Not later than six months from the cessation of all extraction, or such other date as the Mineral Planning Authority may agree in writing that they are no longer required in connection with this planning permission (which is ever is the sooner), all plant and machinery, foundations, hardstandings and access roads no longer required in connection with the working, restoration or future use of the site as a quarry, shall be removed from the site and the land restored in accordance with condition 17 of this permission.
	Reason: In the interest of local amenity.
4.	Unless otherwise agreed in writing with the Mineral Planning Authority, no operations authorised or required by this permission, except for the movement and loading of HGV's, shall be carried out and plant shall not be operated other than during the following hours: between 07:00 and 18:00 hours Mondays to Fridays; and 07:00 and 13:00 hours on Saturdays.
	Outside of these permitted hours only the movement and loading of HGV's in the operational/stockpiling area as shown on



11. All plant machinery shall be silenced at all times in accordance with the manufacturers' recommendations.
Reason: In the interests of local amenity.
12. For soil stripping, bund formation and restoration, which are temporary operations, the noise levels shall not exceed 70 dB(A) LAeq 1 hour Free Field as measured at the nearest boundary to the site of any noise sensitive property. Such temporary operations which exceed the normal noise criterion shall be limited to a period of 8 weeks in any twelve month period. The Authority shall be notified in writing within one week of such operations commencing.
Reason: In the interests of local amenity.
13. The Equivalent Continuous Noise Level LA eq 1 hour Free Field at the nearest boundary to the site of each of the noise sensitive properties listed below shall not exceed the following noise levels due to operations on the site between the hours of 07:00 - 19:00 Monday to Friday and 07:00 - 13:00 on Saturdays:
Badminston Farm50 dB(A) LAeq 1 hourBadminston Cottages50 dB(A) LAeq 1 hourFields Heath Cottage50 dB(A) LAeq 1 hourEngineering Workshop55 dB(A) LAeq 1 hourWildcroft46 dB(A) LAeq 1 hourThe Cottage48 dB(A) LAeq 1 hourFernside48 dB(A) LAeq 1 hourForesters Cottage47 dB(A) LAeq 1 hourOwer House50 dB(A) LAeq 1 hourOwer Farm52 dB(A) LAeq 1 hourHolloway52dB(A) LAeq 1 hourThe Moorings55dB(A) LAeq 1 hourReason: In the interest of local amenity.
 14. The Equivalent Continuous Noise Level LA eq 1 hour Free Field at the nearest boundary of the nearest noise sensitive properties to the site shall not exceed 42 dB LAeq 1 hour (free field) between the hours of 06:00 and 07:00 Mondays to Fridays and 06:30 and 07:00 on Saturdays.
Reason: In the interest of local amenity.
15. The Noise Monitoring Regime approved on 24 November 1999 shall be implemented for the duration of the development. The results shall be maintained for the life of the development and made available to the Minerals Planning Authority on request.
Reason: In the interests of local amenity.
16. A. No demolition/development shall take place/commence until an iterative programme of archaeological work has

	 been agreed, in line with that proposed in section 9.6 of the Environmental Statement (Volume 1 - Main Text) and additional recommendation stated above, including a Written Scheme of Investigation that 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 assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A). Reason: In the interests of archaeology.
17.	
	Reason: To secure satisfactory restoration of the site.
18.	Unless otherwise agreed in writing by the Mineral Planning Authority, restoration shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in Chapter 12 of the Environmental Statement. The measures shall be implemented and retained at the site in perpetuity.
	Reason: To ensure an acceptable impact upon ecology and biodiversity and in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
19.	Within 6 months of the date of this permission, an aftercare scheme shall be submitted to and approved in writing by the Mineral Planning Authority. The aftercare scheme shall include the steps necessary to maintain each phase/ area of the land

		restored under condition 17 to the required standard. Aftercare of each restored phase/area shall take place for a period of 5 years and only in accordance with the approved aftercare scheme.
		Reason: To secure satisfactory restoration of the site.
	20.	Prior to the importation of any clean and uncontaminated natural soils, subsoils and stones for restoration purposes and within 3 months of the date of this decision, a Materials Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority.
		Restoration shall take place only in accordance with the approved Materials Management Plan.
		Reason: To secure satisfactory restoration of the site.
	21.	Within 3 months of the date of this decision, an updated Construction Environmental Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority.
		Development shall take place only in accordance with the approved Construction Environmental Management Plan.
		Reason: In the interests of amenity and to ensure an acceptable impact on ecology.
	22.	Within 3 months of the date of this decision, a Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority. The Plan shall include details of the proposed final levels of the restoration scheme and details of a long-term management strategy for managing the habitats on site including ecological design, monitoring and feedback.
		Development shall take place only in accordance with the approved Plan.
		Reason: To secure satisfactory restoration of the site.
	23.	No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the Mineral Planning Authority.
		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).
Voting	5:1,	1 abstention

REPORT ITEM 3	
Application No.	22/00124/FULL
Details	Brockenhurst Village Hall, Highwood Road, Brockenhurst, SO42 7RY - Installation of fence around games arena; reduction to height of existing fence to South of site
Public Participants	Sarah Neller (For) Cllr John Korbey (Brockenhurst Parish Council)
Decision	Planning consent granted subject to conditions
Conditions	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
	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.
	2 Development shall only be carried out in accordance with drawing numbers: 001 2022, 2022/1 and 2022/5. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
	Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
	3 Within three months of the installation of the new fencing, a noise management plan for the use of the MUGA (to include hours of operation) shall be submitted to and approved in writing by the National Park Authority.
	The use of the MUGA shall only be in accordance with the management plan approved unless otherwise agreed in writing by the National Park Authority.
	Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)
Voting	Unanimous

REPORT ITEM 4	
Application No.	22/00144/FULL
Details	Tree Tops, Hale Road, Hale, Fordingbridge, SP6 2NW - Replacement dwelling; 1No. outbuilding; hardstanding; demolition of existing dwelling (AMENDED PLANS)
Comment	Members resolved to grant the application with the inclusion of a condition relating to external lighting.
Public Participants	Nick Birch (For) Doug Clarke (Against)
Decision	Planning consent granted subject to conditions

Conditions	1 The development hereby permitted shall be begun before expiration of three years from the date of this permission.	the
	Reason: To comply with Section 91 of the Town and Coun Planning Act 1990 as amended by Section 51 of the Plann and Compulsory Purchase Act 2004.	
	2 Development shall only be carried out in accordance with drawing nos:	
	 162-02-201 - Location and existing site plan 163-02-205 Rev B - Proposed site plan 163-02-206 Rev A - Proposed roof plan 163-02-207 Rev B - Proposed ground and first floor plant 163-02-208 Rev A - Proposed front and side elevations 163-02-209 Rev B - Proposed rear and side elevations 163-02-210 Rev A - Proposed streetscene and section 163-02-211 Rev A Proposed garage plans 	S
	No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest Nation Park Authority.	
	Reason: To ensure an acceptable appearance of the build accordance with Policies SP16, SP17, DP18 and DP2 of t adopted New Forest National Park Local Plan 2016- 2036 (August 2019).	he
	3 No development shall take place above slab level until sar or exact details of the facing and roofing materials have be submitted to and approved in writing by the New Forest Na Park Authority.	een
	Development shall only be carried out in accordance with details approved.	the
	Reason: To ensure an acceptable appearance of the build accordance with Policy DP2 of the adopted New Forest Na Park Local Plan 2016- 2036 (August 2019).	
	4 The velux rooflights serving ensuite bathrooms and shown the rear (eastern) elevation hereby approved shall at all tir obscurely glazed.	
	Reason: To safeguard the privacy of the adjoining neighbor properties in accordance with Policy DP2 of the adopted N Forest National Park Local Plan 2016- 2036 (August 2019	lew
	5 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance the recommendations for ecological mitigation and enhance which are set out in the submitted Bat Mitigation Strategy Woods Ecology, dated December 2021) hereby approved. Following the completion of the works, a short	cement (4

	6.	 confirming that they have been completed in accordance with the above recommendations shall be submitted to (and approved by) the National Park Authority. The specified measures shall be implemented and retained at the site in perpetuity. 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). 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.
	7	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).
	1.	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. 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).
Voting	6:1	

REPORT ITEM 5		
Application No.	22/00222/FULL	
Details	Little Sequoia, Hazel Grove, Ashurst, Southampton, SO40 7AJ - Installation of external lift shaft; replacement conservatory roof	
Decision	Planning consent <u>refused</u>	
Reasons	1 The proposal would, as a result of the proposed additional floorspace, be in direct conflict with the floorspace limitation of Policy DP36, being 100 square metres for a small dwelling. No case for an exceptional circumstance has been put forward, however the proposal would also exceed the additional floorspace limitation which such a circumstance could allow, being 120 square metres. The proposal would therefore be contrary to policies DP2, DP36 and SP17 of the New Forest National Park Local Plan 2016-2036 (2019) and the National Planning Policy Framework.	
Voting	Unanimous	

REPORT ITEM 6		
Application No.	22/00228/FULL	
Details	Myrtle Cottage, Royden Lane, Boldre, Lymington, SO41 8PJ - Outbuilding	
Decision	Planning consent granted subject to conditions	
Conditions	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	
	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.	
	2 Development shall only be carried out in accordance with	
	Drawing nos: 01 Rev A, 13 Rev B, 14 Rev B, 15 Rev B, 16 Rev B, 17 Rev B, 18 Rev B.	
	No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.	
	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).	
	3 Development shall only be carried out in accordance with the following materials	
	red bricks to match the existing; (submitted 07/06/2022) wainey edge natural timber horizontal cladding (submitted 06/06/2022); Handcrafted clay roof tiles - Coalport Autumn (submitted 06/06/2022)	
	unless otherwise agreed in writing by the New Forest National Park Authority.	
	Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2, SP16, SP17 and DP18 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).	
	4 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.	
	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).	
Voting	Unanimous	

REPORT ITEM 7		
Application No.	22/00268/FULL	
Details	Durnston, Careys Cottages, Brockenhurst, SO42 7TF - Roof alterations to facilitate additional habitable accommodation; dormer windows; front porch; render; roof mounted solar panels; air source heat pump, electric vehicle charging point	
Public Participants	Michael Bailey (For) Mike Board (Against) Cllr John Korbey (Brockenhurst Parish Council)	
Decision	Planning consent granted subject to conditions	
Conditions	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	
	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.	
	2 Development shall only be carried out in accordance with drawing nos:	
	22.763.01 Issue D - Full plans 22.763.02 Issue A - Block plan	
	No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.	
	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).	
	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.	
	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 adopted New Forest National Park Local Plan 2016- 2036 (August 2019).	
	4 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.	

	Reason: To ensure the dwelling remains of a size which complies with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
Voting	Unanimous

60 Planning Appeal Decisions (PC 393/22)

60.1 Steve Avery, Executive Director (Strategy and Planning), reported two appeal decisions over the period, both of which had been dismissed.

61 Local List Update (PC 396/22)

- 61.1 Sally Knott began her report by explaining that the Local List was a positive project to support and celebrate awareness of local heritage, a national initiative supported with funding from Historic England. The funding had enabled the Authority to employ a new member of staff, Helen Wallbridge, to actively support the community in identifying new heritage assets.
- 61.2 Helen Wallbridge went on to list the recent assets that had been put forward for consideration and inclusion on the Local List, Members were asked to approve the recommendation as detailed below.

Resolved, that the 12 nominated assets be added to the New Forest National Park Local List *Voting: Unanimous*

62 Section 106 Monitoring Fees (PC 397/22)

62.1 Steve Avery introduced his report, reminding members that in December 2019 the Authority had agreed a schedule of fees for monitoring s106 agreements and that they would be reviewed annually from 2021 onwards. Mr Avery explained that the Authority was now in the process of completing several s106 agreements for major developments which would have a significant impact on monitoring and resource obligations, therefore members were asked to recommend a revised set of fees as set out in the report to be considered at the full Authority meeting in July 2022.

Resolved, that the revised schedule of fees for monitoring s106 legal agreements be recommended for approval by the full Authority at the July 2022 meeting. *Voting: Unanimous*

63 Any other items which the Chairman decides are urgent.

63.1 None

64 Date of next meeting

64.1 The next meeting is scheduled for Tuesday 19 July 2022, the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG

The meeting ended at 12:45 pm.

Date