

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 17 MAY 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
Ann Sevier
Stephen Tarling
Richard Taylor
Michael Thierry
Steve Trow (Deputy Chair)

Officers:

Steve Avery	Executive Director of Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Liz Marsden	Planning Officer
Rachel Bonathan	Administrative Assistant

47 Apologies for Absence

47.1 An apology was received from Gavin Parker.

48 Declarations of Interest

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

49 Minutes

49.1 **RESOLVED:** That the minutes of the meeting held on 26 April 2022 be approved as a true record.

Voting: none voting against

50 Chair's Announcements

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

51 Planning Applications for Committee Decision (Paper PC 392-22)

51.1 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.	22/00105/FULL
Details	The Old Brickmakers Cottage, Brickfield Lane, Walhampton, Lymington, SO41 5RD - Outbuilding; associated landscaping; demolition of existing outbuilding
Public Participants	Ricky Evans, Agent
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 numbers: 23-001, 23-004, 23-009 Rev A, 23-010, 23-011 Rev A, 23-014 and 23-015. 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 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 and drawings hereby 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 The trees/hedges on the site which are shown to be retained on the approved plans, as recommended in the submitted arboricultural report, shall be protected during all site clearance, demolition and building works in accordance with the measures set out in BS5837:2012.</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>5 All hard and soft landscape works shall be carried out in accordance with the approved details shown on plan number</p>

	<p>23/009A, unless otherwise agreed in writing with the National Park Authority. The works shall be carried out in the first planting and seeding seasons following the occupation of the building 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>6 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.</p> <p>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).</p> <p>7 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>
Voting	Unanimous

REPORT ITEM 2	
Application No.	22/00116/FULL
Details	33 Ashdene Road, Ashurst, Southampton, SO40 7DR - Single and two storey rear extension; roof alterations to facilitate habitable floorspace including dormer and 6no rooflights; open porch; chimney; demolition of existing chimney (AMENDED PLANS)
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 numbers:</p> <p>001_D - Location and block plan 002_D- Existing and proposed street scenes 102_D - Proposed elevations 103_D- Proposed floor and roof plans</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 the installation of any cladding, samples or exact details of the timber cladding shall be submitted to and approved in writing by the New Forest National Park Authority. Other facing and roofing materials shall be as stated on the application form and drawings hereby approved, unless otherwise agreed in writing with the 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 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 proportionate to the existing small dwelling and to comply with Policy DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	8:2

REPORT ITEM 3	
Application No.	22/00130/FULL
Details	Tanglewood, Balmer Lawn Road, Brockenhurst, SO42 7TS – Single storey extension; cladding; demolition of existing stable block
Comment	In approving the application, members requested the inclusion of an informative note regarding the use of the adjacent land and an addition to condition 3 to remove permitted development rights for outbuildings.
Public Participants	Jerry Davies, Agent John Korbey, Brockenhurst Parish Council
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; 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: DR2, DR4,TW012.</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 (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 countryside and to comply with Policies DP2, DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>

	<p>4 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 hereby 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>5 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.</p> <p>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).</p> <p>6 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of highway safety in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>Informative:</p> <p>1 Please be advised that this planning permission relates only to the application site contained within the red-line area on the approved plans. The adjoining land and remaining building/s cannot be used for any related residential purposes such as garden land, car parking and associated storage.</p>
Voting	9:0 (1 abstention)

52 Planning Appeal Decisions (PC 393-22)

52.1 Steve Avery, Executive Director of Strategy and Planning, advised members that there were no Planning Appeals to be reported on this occasion.

53 Any other items which the Chairman decides are urgent.

53.1 None

54 Date of next meeting

54.1 The next meeting is scheduled for Tuesday 21 June 2022, the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG

The meeting ended at 10:45 am.

.....
Chairman

Date