

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 OCTOBER 2022 AT 9:30 AM IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG

Attending:

Members:

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

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
Sarah Applegate	Senior Policy Officer
David Illsley	Policy & Conservation Manager
Vicki Gibbon	Members Services Administrator

90 Apologies for Absence

91.1 An apology for absence was received from Michael Thierry.

92 Declarations of Interest

92.1 There were no declarations of interest on this occasion.

93 Minutes

93.2 **RESOLVED:** That the minutes of the meeting held on 23 September 2022 be approved as a true record.

Voting: none voting against

94 Chair's Announcements

94.1 None.

95 Planning Applications for Committee Decision (Paper PC 404-22)

- 95.1 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.	22/00141/FULL
Details	Land at Grove Farm, Southampton Road, Cadnam – Construction of agricultural access from Southampton Road
Public Participants	Alison Whalley (Agent) Cllr Sylvia Wiggins (Copythorne Parish Council)
Comments	Following discussion, members resolved to grant the application as per the report and with condition 3 to be amended with regard to safety, technical specifications and the gate opening inwards.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<ol style="list-style-type: none"> 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: DR1 - Location plan NJC-003 - Proposed access and visibility NJC-004 - Access arrangements 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, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). 3. No development shall take place until information and detailed plans, at a scale of not less than 1:200, of the proposed access and hardstanding has been submitted to and approved in writing by the New Forest National Park Authority. These plans shall include:

	<p>(a) extent and layout of the tarmac apron; detail of its construction and cross section of timber edging;</p> <p>(b) location and layout of permeable hard standing, including material to be used and details of manoeuvring space to demonstrate safe access;</p> <p>(c) details of the disposal of all excavated material;</p> <p>(d) details of the location and design of any gates, fencing or other means of enclosure.</p> <p>No development shall take place unless these details have been approved and then only in accordance with those details.</p> <p>Reason: To ensure that the development takes place in an appropriate way, to ensure highway safety and to comply 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 development otherwise approved by Class B of Part 6 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 that the any development is appropriate to its location within the conservation area and to comply with Policies SP7 and SPSP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
Voting	9:1

REPORT ITEM 2	
Application No.	22/00298/FULL
Details	5 Brittons Cottages, North Weirs, Brockenhurst SO42 7QA - Outbuilding
Public Participants	Cllr John Korbey (Brockenhurst Parish Council)
Decision	Planning consent <u>granted</u> subject to conditions
Comments	It was agreed that a further condition be added regarding the external colour of the outbuilding.
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: 1381:01 Rev C, 1382:02 Rev B.</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. The trees/hedges on 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 BS5837:2012.</p> <p>Reason: to safeguard trees and natural features which are important to the visual amenities of the area.</p> <p>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.</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>5. 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 protecting the New Forest Site of Special Scientific Interest, New Forest Special Area of Conservation, New Forest Special Protection Area and Ramsar, in accordance with Policy SP6 and Policy SP5 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6. The hedgerow and trees, separating the parcel of land from adjacent footpaths shall be retained in perpetuity and maintained at a minimum height of 1.8 metres and minimum width of 1 metre.</p> <p>If any part of the hedgerow is removed, dies or becomes seriously damaged or diseased, the plant shall be replaced in the next planting season with another or similar size and species or native 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,</p>
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	<p>Policy SP16 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>7. 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>8. 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 building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p>
Voting	9:1

REPORT ITEM 3	
Application No.	22/00345/FULL
Details	Langford Farm, Paradise Lane, Woodlands, Southampton SO40 7GS – Single storey extension; detached garage
Comments	It was agreed that a further condition be added regarding exterior lighting.
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:</p> <p>SC-MJL - Location plan A3-1A 19/08/2022 - Proposed front and rear elevations A3-2A 19/08/2022 - Proposed side elevations A3-3A 19/08/2022 - Proposed ground floor plans A3-4A 19/08/2022 - proposed first floor and roof plans A3-5A 19/08/2022 - Block plan</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 The external facing materials to be used in the development shall match those used on the existing building and as set out in section 10 of the submitted 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> <p>4 The garage 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>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>
Voting	9:1

REPORT ITEM 4	
Application No.	22/00501/FULL
Details	Bay Tree House, South Weirs, Brockenhurst SO42 7UQ – 1no. dormer; alterations to dwelling doors, windows and rooflights; alterations to outbuilding doors; 4no. rooflights to garage; summer house
Public Participants	Cllr John Korbey
Comments	Following detailed discussion members were minded not to support officers' recommendation on this occasion and resolved to refuse the application for a number of reasons including light pollution due to excessive glazing on both the dwelling and outbuilding, along with

	suburbanisation and the application not conforming to the National Park Design Guide.
Decision	Planning consent <u>refused</u>
Reasons	1. The proposed development, by virtue of its design and fenestration would fail to respect its sensitive, tranquil, edge of forest location within the National Park and Conservation Area and would represent suburbanisation and loss of local distinctiveness. The extensive proposed glazing (on the dwelling and outbuildings) would result in loss of tranquillity through light pollution. The proposal would therefore be contrary to Policies DP2, SP15, SP16 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the Design Guide (2022).
Voting	9:0, 1 abstention

96 Planning Appeal Decisions (PC 405-22)

- 96.1 Steve Avery, Executive Director reported two appeal decisions during the period, one having been dismissed and the other allowed with conditions.

97 Phosphate Neutrality in the River Avon Catchment – Update (PC 406-22)

- 97.1 David Illsley began his report by reminding members that in December 2021 the Planning Committee had considered a report on 'Nitrate Neutrality in new development' and endorsed the principle of working with neighbouring authorities on nitrate mitigation schemes. Since the report was endorsed by members, overarching legal agreements had been completed with several neighbouring planning authorities in the Solent catchment providing nitrate mitigation options for developments in the National Park.
- 97.2 He went on to explain that Natural England had advised all planning authorities in the separate River Avon catchment that there would be a significant effect on the Avon's internationally designated sites from the increase in wastewater. Therefore, for new development to proceed, mitigation measures must be put in place. Mitigation options could include wetland creation, land use change, sustainable urban drainage systems along with off-site mitigation credits.
- 97.3 In conclusion Mr Illsley advised that the requirement for 'phosphate neutrality' in new housing and other forms of overnight accommodation in the River Avon catchment plays an important role in protecting the integrity of the Avon's internationally designated sites. Members were asked to endorse the principle of the National Park Authority working with neighbouring planning authorities and partners to deliver phosphate mitigation schemes. These would be available as an option for development within the Avon catchment, alongside potential on-site mitigation measures. Members were asked to approve the recommendation as set out below.

Resolved, that

- (i) the current situation in the area of the New Forest National Park which falls within the River Avon catchment be noted;

(ii) the principle of working with neighbouring planning authorities and partners on phosphate mitigation schemes as set out in the report be endorsed, and

(ii) authority be delegated to the Executive Director to take action as necessary to put in place the legal framework required to secure schemes allowing off site purchase of phosphate mitigation credits to support development, including the negotiation and execution of legal agreements

Voting: Unanimous

98 Hampshire Minerals and Waste Plan Consultation Draft (PC 407-22)

98.1 Sarah Applegate introduced her report by informing members that as a Minerals and Waste Planning Authority the National Park Authority had a statutory duty to prepare a plan to guide minerals and waste development for the National Park.

98.2 In October 2013 the Hampshire Minerals and Waste plan was adopted which covered the entirety of the National Park. A review of had been undertaken in 2018 and found that the Plan was largely fit for purpose, with a commitment to further review the Plan in 2020. During the 2020 review it was concluded that an update of the Plan was necessary to reflect changes in legislation and policy since the Plan was adopted.

98.3 The 2020 review of the Minerals and Waste Plan was considered at the Authority meeting in March 2021, where members endorsed the principle of the partial update and proposed timescales. Following approval from partners the Draft Plan would be subject to a public consultation from November 2022 until January 2023, with the Partial Update Plan being submitted to the Secretary of State by February 2024. Members were asked to approve the recommendation as set out below.

Resolved, that

(i) the draft Hampshire Minerals and Waste Plan be approved for public consultation, and

(ii) the Executive Director be authorised to make any necessary minor amendments to the Plan in advance of the public consultation, as long as they do not affect the National Park, do not change the overall direction, shape or emphasis of the document and do not raise any new issues.

Voting: Unanimous

99 Any other items which the Chairman decides are urgent.

99.1 There were no urgent items.

100 Date of next meeting

100.1 The next meeting is scheduled for Tuesday 15 November 2022, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG

The meeting ended at 12:15 pm.

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Chair

Date