

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 19 JULY 2022 AT 9:30 AM IN THE COUNCIL CHAMBER, LYMINGTON
TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG

Attending:

Members:

Gordon Bailey (Chair)
Sue Bennison
Richard Clewer
David Harrison
Gavin Parker
John Sanger
Sue Bennison
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
Rachel Bonathan	Administrator

65 Apologies for Absence

65.1 Apologies for absence were received from George Bisson, Ann Sevier and Steve Trow.

66 Declarations of Interest

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

67 Minutes

67.1 Gavin Parker advised that he had submitted apologies for the last meeting and this had not been recorded in the attendance of the meeting.

67.2 **RESOLVED:** That the minutes of the meeting held on 21 June 2022 be approved as a true record, subject to the amendment mentioned above.
Voting: none voting against

68 Chair's Announcements

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

69 Planning Applications for Committee Decision (Paper PC 398-22)

69.1 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.	20/00454/VAR
Details	Touring Park, Sandy Balls Holiday Centre, Sandy Balls Estate, Godshill - Application for removal of condition 15 of Planning Permission 18/00139 to allow occupation of all units for 12 months per year
Public Participants	Deborah Day (for) Ann Cakebread (against) Bev Cornish (Clerk to Godshill Parish Council)
Comments	Following lengthy debate, members resolved to refuse the application.
Decision	Planning consent <u>refused</u>
Reasons	<ol style="list-style-type: none"> 1. The proposed removal of condition 15 attached to planning permission 18/00139 would have an adverse impact on the residential amenities of neighbouring occupiers as a result of the associated increased activity and disturbance during the winter months, contrary to Policy DP1 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019). 2. The proposal represents an unacceptable increase in overall site capacity in circumstances that are not supported by Policy DP47 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019). 3. The proposal would result in increased lighting and light pollution on the dark skies of the National Park and would fail to conserve the landscape and scenic beauty of the National Park, contrary to Policies SP7 and SP15 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019). 4. The proposal would lead to an increased use of the B3078 (Roger Penny Way) during the winter months, a road that already has some of the highest animal accident rates in the National Park (resulting in injury and death of free roaming cattle, donkeys and ponies). This in turn would have an adverse effect on the natural environment and would increase pressures on the National Park’s designated sites, contrary to Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
Voting	<u>Unanimous</u>

REPORT ITEM 2	
Application No.	21/00807/VAR
Details	Paysanne, Godshill Wood, Fordingbridge, SP6 2LR - Application to vary condition 2 of planning permission 18/00262 for Dwelling; detached garage with office over; sewage treatment plant; details of lighting; demolition of existing dwelling and outbuilding to allow minor material amendment (AMENDED PLANS)
Public Participants	Lee Partridge (for) James Cain (against) Bev Cornish (Clerk to Godshill Parish Council)
Decision	Planning consent <u>granted</u> , subject to conditions
Conditions	<p>1 Within two years of the date of this decision, the as-built dwelling shall be amended in accordance with drawing numbers SGA-143-102D Issue PL1 and SGA-143-104N Issue PL2 unless otherwise agreed in writing with the New Forest National Park Authority.</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 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 BLA062-001, SGA-143-102D Issue PL1 and SGA-143-104N Issue PL2. 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, 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 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 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</p>

	<p>with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no 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: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>6 The area covered by the balconies along the southern elevation shall at no point be in-filled or incorporated into the main dwellinghouse.</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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the Ecological Impact Assessment report by Lindsay Carrington, dated 2018, approved under case reference 18/00262. The specified measures shall be implemented and retained at the site in perpetuity.</p> <p>Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>8 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 locally distinctive character of the Western Escarpment Conservation Area in accordance with Policy SP16 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) as well as the Western Escarpment Conservation Area Management Plan.</p> <p>9 Within three months of the date of this decision, the existing external lighting shall be removed, and details of all external lighting shall be submitted to the National Park Authority for approval in writing. No additional lighting shall be installed at the site other than that which has been approved.</p>
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	Reason To protect the amenities of the area and protected species in accordance with Policies DP2, SP15 and SP6 of the New Forest National Park Local Plan 2016-2036 (August 2019).
Voting	5:3

REPORT ITEM 3	
Application No.	22/00086/FULL
Details	Violet Cottage, Newbridge, Cadnam, Southampton, SO40 2NW - Replacement conservatories; outbuilding for use as home office; workshop; roof alteration; porch; alterations to doors and windows; PV panels; patio; gates (AMENDED PLANS)
Public Participants	William Deighton (for) Leesa Merritt (against) Graham Chillcott (Copythorne Parish Council)
Comments	Following discussion, members resolved that the Executive Director (Strategy and Planning) be authorised to grant the application, subject to conditions.
Decision	Subject to the conditions listed below and further conditions to be agreed, authority is hereby delegated to the Executive Director (Strategy and 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>001 Rev C- Location and block plan 003 Rev D - Proposed site plan 005 Rev B - Proposed dwelling plans and elevations 006 Rev B - Proposed outbuildings plans and elevations</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 buildings 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 materials to be used for the facing and roofing of the outbuildings and driveway area have been submitted to and approved in writing by the New Forest National</p>

	<p>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> <p>4 The outbuildings 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> <p>6 The hedgerow along the road frontage of the site shall be protected during construction works, with the gap created by the existing gate planted with similar species to the adjacent sections of hedgerow. The entire hedgerow shall thereafter be retained in perpetuity and maintained in good condition.</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>7 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 Class 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 that any future development proposals do not adversely affect the visual amenities of the conservation area through the proliferation of additional outbuildings and to comply with with Policies DP35, DP36, SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
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	<p>Informative(s):</p> <p>1 The applicant is advised that not all the land included within the red edge of the application is considered to be residential curtilage and that the advice of the National Park Authority should be sought prior to any development within the area (notwithstanding that permitted development rights for some Class E has been removed by condition).</p>
Voting	6:1

70 Planning Appeal Decisions (PC 399/22)

70.1 Steve Avery, Executive Director (Strategy and Planning), reported one appeal decision over the period, which had been allowed.

71 Any other items which the Chairman decides are urgent.

71.1 The Chair advised that he would be away for the next Planning Committee meeting on 16 August 2022 as would the Deputy Chair and suggested that the Authority Chair be nominated as Committee Chair for that meeting, this suggestion was supported by members.

72 Date of next meeting

72.1 The next meeting is scheduled for Tuesday 16 August 2022, the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG

The meeting ended at 12:45 pm.

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Chair