

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 APRIL 2023 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  
Richard Clewer  
David Harrison  
Gavin Parker  
John Sanger  
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
Liz Marsden	Planning Officer
Vicki Gibbon	Members Services Administrator

**38 Apologies for Absence**

38.1 Apologies for absence were received from Diane Andrews and Ann Sevier.

**39 Declarations of Interest**

39.1 None.

**40 Minutes**

41.1 **RESOLVED:** That the minutes of the meeting held on 21 March 2023 be approved as a true record.

*Voting: none voting against*

**42 Chair's Announcements**

42.1 None.

**43 Planning Applications for Committee Decision (Paper PC 420/23)**

43.1 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.

<b>REPORT ITEM 1</b>	
<b>Application No.</b>	<b>22/00929/FULL</b>
<b>Details</b>	Brockwell, Tattenham Road, Brockenhurst SO42 7SA – Outbuilding (garden room); porch
<b>Public Participants</b>	Cllr John Korbey (Brockenhurst Parish Council)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<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. 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>3. Development shall only be carried out in accordance with drawing nos: 22075-00-01, 22075-00-02 Rev A and 22075-00-03 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>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>22/01082/FULL</b>
<b>Details</b>	Parsons Mead, Palace Lane, Beaulieu, Brockenhurst SO42 7YG – Creation of access and track; 2no. gates
<b>Public Participants</b>	Mr James Del Mar (For) Cllr Sara Steele (Beaulieu Parish Council)
<b>Decision</b>	Planning consent <u>refused</u>

<b>Reasons</b>	<ol style="list-style-type: none"> <li>1. The proposed development would result in an additional access to the property which would, by reason of its location, design, materials and use, be an inappropriate and suburban form of the development that would be unsympathetic to the character and appearance of the National Park landscape and Conservation Area within which it would be located. The site of the proposed access lies outside of the residential curtilage and is identified in the Beaulieu, Buckler's Hard and Exbury Conservation Area Character Appraisal as an 'Important Open Space' with a panoramic view noted from Palace Road towards the river. The harm caused to the visual amenities and landscape character of the area would not be outweighed by the claimed benefits to highway safety. It would therefore be contrary to Policies DP2, SP7, SP15, SP16 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019) and New Forest National Park Landscape Action Plan.</li> <li>2. The Authority is not convinced that the safety of the existing access could not be improved in a sensitive and landscape appropriate manner. This option should be explored in much more detail than has been presented through this application. Many other properties in the New Forest National Park have comparable existing access arrangements and in the absence of any justification, the proposal represents an inappropriate form of development that could be repeated elsewhere across the National Park, to the detriment of conserving the landscape and scenic beauty of the area, contrary to Policies DP2, SP7, SP15, SP16 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019) and New Forest National Park Landscape Action Plan.</li> </ol>
<b>Voting</b>	9:1

#### 44 Planning Appeal Decisions (PC 421/23)

- 44.1 Steve Avery, Executive Director reported one Planning Appeal during the period which had been allowed with conditions.
- 44.2 Mr Avery commented on the inconsistency of planning appeals that had been received lately, a member suggested that Mr Avery write to the Inspectorate detailing these inconsistencies and issues within the reports. Mr Avery replied that he would be meeting with a member of the Inspectorate shortly and would convey the Authority's concerns at that meeting.

**45 Government Consultations on: (A) Permitted Development Rights; and (B) an Increase in Planning Fees. (PC 422/23)**

- 45.1 Steve Avery introduced his report, reminding members that at the previous Planning Committee meeting it was agreed that a detailed report would be provided detailing the consultations and the Authority's suggested response. In regard to consultation 1 Permitted Development Rights Mr Avery explained that the Authority was against this and, should this come into effect, the Article 4 Direction relating to temporary campsites would cease to exist. The Authority's full response was set out in Annex 1 of the report.
- 45.2 Following detailed discussion members were minded to support the recommendation as requested however further clarification was required regarding an 'area' and how it would be defined and it was requested that the response to question 5 include the impacts of onsite vehicles and ancillary buildings including toilet blocks. Members recommended a number of amendments to the response which were noted by officers. Mr Avery agreed to circulate the final draft response to Committee members before submission.

**Resolved that:** the National Park Authority's consultation response to the proposal to introduce a new permitted development right for temporary recreational campsites as set out in Annex 1 be endorsed, subject to the amendments agreed at the meeting.

*Voting: Unanimous*

**46 Any other items which the Chairman decides are urgent.**

- 46.1 There were no urgent items.

**47 Date of next meeting**

- 47.1 The next meeting is scheduled for Tuesday 16 May 2023, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:20 am.

..... Date .....

Chair