

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 15 AUGUST 2023 AT 9:30 AM IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

**Attending:**

*Members:*

Gordon Bailey (Chair)  
Gavin Parker  
Stephen Tarling  
Michael Thierry  
Steve Trow (Deputy Chair)

*Officers:*

Steve Avery	Executive Director
David Illsley	Policy & Conservation Manager
Natalie Walter	Principal Planning Officer
Ethan Townsend	Planning Officer
Vicki Gibbon	Members Services Administrator
Rachel Bonathan	Administration Assistant

**64 Apologies for Absence**

64.1 Apologies for absence were received from Richard Clewer and David Harrison.

**65 Declarations of Interest**

65.1 None.

**66 Minutes**

66.1 **RESOLVED:** That the minutes of the meeting held on 18 July 2023 be approved as a true record.

*Voting: none voting against*

**67 Chair's Announcements**

67.1 The Chair advised that following Parish and Town Councils elections, Mr Avery had invited all Parish and Town Council to a planning training event which would take place at 2pm on 6 September at Brockenhurst Village Hall.

67.2 The Chair also highlighted that last month the Government launched a consultation regarding further extension of Permitted Development rights to allow a range of High Street uses; hotels and farm building to change to residential use without the need for planning permission. The Authority was concerned on what these proposals might mean for the National Park, officers will be taking a report to the next Authority meeting to determine the Authority's response.

**68 Planning Applications for Committee Decision (Paper PC 427/23)**

68.1 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>23/00545/FULL</b>
<b>Details</b>	11 Greenways Road, Brockenhurst SO42 7RN – Two-storey rear extension; first floor extension over existed garage (Amended Plans)
<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. Development shall only be carried out in accordance with drawing nos: DR1 and 11GR P01B.</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. 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> <p>4. The existing garage shall be retained for that purpose at all times and shall not be converted into habitable living accommodation unless express planning permission has been granted.</p>

	Reason: To ensure adequate parking for the property and to prevent unnecessary parking off the site.
<b>Voting</b>	3:2

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>23/00616/FULL</b>
<b>Details</b>	58 Romsey Road, Lyndhurst SO43 7AR – Rear dormer roof extension; roof light (Amended Plans)
<b>Public Participants</b>	Karen Sherriff (Against) Cllr Christine Read (Lyndhurst 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. Development shall only be carried out in accordance with drawing nos: 8226/01b, 8226/P06a, and 8226/P07b. 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 be as stated on the application form and drawings hereby approved, 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 New Forest National Park Local Plan (2016 - 2036) (adopted August 2019)</p>
<b>Voting</b>	4:0, 1 abstention

**69 Planning Appeal Decisions (PC 428/23)**

69.1 There were no Appeal Decisions to report.

**70 DPA Waiver Request – Church Lane Sway (PC 429/23)**

70.1 David Illsley began his presentation by providing a background on shared ownership housing, he explained that this was integral to the Governments objective of delivering

more affordable homes and increasing home ownership. The Housing and Regeneration Act 2008 enables the Secretary of State to designate protected areas (DPAs) which ensures that shared ownership homes are retained in areas they would be difficult to replace i.e. National Parks. However, under certain conditions Homes England was able to waive the condition relating to DPA status, this waiver must be made with the support of the relevant planning authority.

70.2 Mr Illsley advised that the Authority had recently received a request from Vivid Homes regarding land at Church Lane Sway to waive DPA status insofar as it relates to the proposed open market dwellings on the site. He explained that the waiver would enable the development at Church Lane to access Homes England grant funding to deliver additional affordable housing, over and above the 50% secured through application 21/00743. Mr Illsley clarified that the proposed DPA waiver would not alter the overall scheme which was considered and supported by the committee in August 2022.

70.3 Members were asked to support the recommendations as detailed below.

**It was resolved that:**

- 1 Members support the DPA waiver request relating to the part of the Church Lane, Sway site which was currently earmarked for open market housing, as outlined in the report; and
- 2 Members delegate authority to the Executive Director (Strategy & Planning) to submit the formal request to Homes England and to take all other necessary action in this regard.

*Voting: Unanimous*

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

71.1 There were no urgent items.

**72 Date of next meeting**

72.1 The next meeting is scheduled for Tuesday 26 September 2023, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 10:30 am.

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Chair

Date .....