

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 17 OCTOBER 2023 AT 9:30 AM IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

Attending:

Members:

Gordon Bailey (Chair – left the meeting at 11am – Steve Trow took the Chair)
Mary Davies
Gavin Parker
Joe Reilly
Brice Stratford
Michael Thierry
Steve Trow (Deputy Chair)

Officers:

Steve Avery	Executive Director
Natalie Walter	Principal Planning Officer
Carly Cochrane	Planning Officer
Liz Marsden	Planning Officer
Vicki Gibbon	Members Services Administrator

83 Apologies for Absence

83.1 Apologies for absence were received from David Harrison and Stephen Tarling.

84 Declarations of Interest

84.1 There were no declarations of interest on this occasion.

85 Minutes

85.1 **RESOLVED:** That the minutes of the meeting held on 26 September 2023 be approved as a true record.

Voting: none voting against

86 Chair's Announcements

86.1 None.

87 Planning Applications for Committee Decision (Paper PC 433/23)

87.1 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.	23/00667/FULL
Details	10 Foxgloves, Garden Road, Burley, BH24 4EA – Solar Panels
Public Participants	Mrs Grewal (For) Cllr Robert Clarke (Burley Parish Council)
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: 300-227/02 and 300-227/03. 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 building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). 3. 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. 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). 4. The solar panels the subject of this permission shall only be used in conjunction with the domestic property of 10 Foxgloves. The panels shall be removed when no longer needed and the land restored to its former condition, or condition agreed by the Local Planning Authority Reason: In the interests of safeguarding the long-term character and appearance of the area and as the solar array is only justified on the basis that it is necessary for small-scale energy provision for an individual household in accordance with Policy SP14 of the adopted New Forest National Park Local Plan 2016 - 2036

	<p>5. The hedgerow on the northern boundary of the site, shall be retained in perpetuity and maintained at a minimum height of 1.8 metres.</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>Informative(s):</p> <p>1. The applicant should note the Authority is not satisfied that the entire red line site area consists of the residential curtilage.</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	23/00686/VAR
Details	Park Farm House, Lyndhurst Road, Minstead, Lyndhurst SO43 7FY – Application to vary condition 2 of planning permission 22/00970/VAR for variation of condition 2 of planning permission 21/01081 for replacement dwelling with attached outbuilding; 1no. detached outbuilding; demolition existing dwelling and 1no. outbuilding; associated landscaping and ancillary works to allow minor material amendment
Public Participants	Helen Rosier (For)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. The development hereby permitted shall be begun before:</p> <p>15 September 2025; 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;</p> <p>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</p>

	<p>01.B, 04.D, 05.D, 06.E, 07.E, 08.C, 09.B, 10.C</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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. 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>5. 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 report hereby approved. 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 adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>6. Upon completion of the development, confirmation of the installation of the ecological mitigation, compensation and enhancement measures as set out within the Biodiversity Report hereby approved, shall be submitted to the Authority. This should be undertaken by a professional ecologist, and can be in the form of an email/photos.</p>
--	---

	<p>Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7. No development, demolition or site clearance shall take place until the following information has been provided:</p> <p>A plan showing the exact route of all services to the outbuilding The exact Tree Protection Fencing to be installed as suggested in the Arboricultural Impact Assessment Clarification and correction for the following aspects of the submitted Tree Protection Plan: Point 1.2 in relation to contact details, as the site is within the National Park Point 5.1 in relation to Statutory Tree Protection, as the site is within a Conservation Area</p> <p>The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.</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>8. 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>9. 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>10. 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 in accordance with Policy SP6 of</p>
--	---

	the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).
Voting	Unanimous

REPORT ITEM 3	
Application No.	23/00776/FULL
Details	Park Farm House, Lyndhurst Road, Minstead, Lyndhurst SO43 7ty – Dwelling; 2 storey outbuilding (garage & office); outbuilding (garage); landscaping (demolition of existing dwelling and 2no. outbuildings)
Public Participants	Helen Rosier (For)
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;</p> <p>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</p> <p>01.A, 04.E, 05.E, 06.F, 07.F, 08.B, 12</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, shall be erected or carried out</p>

	<p>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 DP35 and DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. 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>5. 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 Biodiversity Report (updated 1/10/2023) hereby approved. 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 adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>6. Upon completion of the development, confirmation of the installation of the ecological mitigation, compensation and enhancement measures as set out within the Biodiversity Report hereby approved, shall be submitted to the Authority. This should be undertaken by a professional ecologist, and can be in the form of an email/photos.</p> <p>Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7. No development, demolition or site clearance shall take place until the following information has been provided:</p> <p>A. A plan showing the exact route of all services to the outbuilding</p> <p>B. The exact Tree Protection Fencing to be installed as suggested in the Arboricultural Impact Assessment</p> <p>C. Clarification and correction for the following aspects of the submitted Tree Protection Plan:</p> <p>* Point 1.2 in relation to contact details, as the site is within the National Park</p>
--	--

	<p>* Point 5.1 in relation to Statutory Tree Protection, as the site is within a Conservation Area</p> <p>The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.</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>8. 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>9. 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>10. 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 in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>Informative(s):</p> <p>1. The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.</p> <p>2. It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning</p>
--	--

	permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.
Voting	5:2

REPORT ITEM 4	
Application No.	23/00876/FULL
Details	Mead Cottage, Hundred Lane, Portmore, Lymington SO41 5RG – Outbuilding (Amended Plans)
Public Participants	Ariadne Hector & Tim Cherry (For) Lisa Weidner (Against)
Comments	Following debate, it was agreed to include a further condition to regulate the hours of building works and noise along with the storage container being removed within six months of the application being granted.
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: <ul style="list-style-type: none"> - Proposed Floorplans, Drawing Number: DSL 03 Rev C - Proposed Elevations, Drawing Number: DSL 01, Rev B - Proposed Elevations, Drawing Number: DSL 02, Rev C. 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 building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). 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. 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>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 development is appropriate to its location within the countryside and to comply with Policies DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>5. 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>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. All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.</p> <p>Reason: To protect the character and appearance of the area in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>8. Within 6 months of the date of this decision, the existing temporary storage container should be removed from site.</p> <p>Reason: To protect the appearance of the conservation area, local distinctiveness and the special character of the non-designated heritage asset in accordance with Policies DP2, SP17 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)</p> <p>9. No activity shall take place on the site in connection with the construction of the approved building other than between the hours of 8am and 6pm Monday to Friday, and 8am and 1pm on</p>
--	--

	<p>Saturday, not including recognised public holidays.</p> <p>Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p>
Voting	Unanimous

REPORT ITEM 5	
Application No.	23/00927/FULL
Details	Land adjacent to 9 Racecourse View, Lyndhurst SO43 7AQ
Public Participants	Sarah McCrossen (For) Cllr Graham Reeve (Lyndhurst Parish Council)
Comments	Members were minded not to support officers' recommendation on this occasion and resolved to refuse the application on the grounds of inadequate parking provision and the pressures to park offsite.
Decision	Planning consent <u>refused</u>
Reasons	The proposed development would fail to provide sufficient off-street car parking spaces which would lead to pressures for parking off-site to the detriment of the character and appearance of the conservation area, adjacent ecological designations and the special qualities of the New Forest National Park. The proposal would be contrary to Annex 2 and Policies DP2, SP6, SP16 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019)
Voting	5:1

REPORT ITEM 6	
Application No.	23/01079/FULL
Details	Brockwell, Tattenham Road, Brockenhurst SO42 7SA – Outbuilding (garden room); porch
Public Participants	Cllr John Korbey (Brockenhurst Parish Council)
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. 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. Reason: To protect the character and appearance of the

	<p>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 C, 22075-00-03 Rev C. 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>4. No development shall take place above slab level until exact details of the rooflights 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	Unanimous

88 Planning Appeal Decisions (PC 434/23)

- 88.1 Steve Avery, Executive Director reported three Planning Appeal's during the period of which one been allowed with conditions and two had been dismissed.

89 Any other items which the Chairman decides are urgent.

- 89.1 There were no urgent items.

90 Date of next meeting

- 90.1 The next meeting is scheduled for Tuesday 21 November 2023, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:50 am.

..... Date

Chair