

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 16 JULY 2024 AT 9:30 AM IN THE COUNCIL CHAMBER, LYMINGTON
TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

Attending:

Members:

Gordon Bailey (Chair)
Mary Davies
Gavin Parker
Caroline Rackham
Joe Reilly
Ann Sevier
Brice Stratford

Officers:

Rosalind Alderman	Solicitor and Monitoring Officer
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Liz Marsden	Planning Officer
Carly Cochrane	Planning Officer
Vicki Gibbon	Member Services Administrator

168 Apologies for Absence

168.1 An apology for absence was received from Steve Trow.

169 Declarations of Interest

169.1 Brice Stratford declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 172 report item 3 as a member of Minstead Parish Council.

170 Minutes

170.1 **RESOLVED:** That the minutes of the meeting held on 18 June 2024 be approved as a true record.

Voting: Unanimous

171 Chair's Announcements

171.1 There were no announcements on this occasion.

172 Planning Applications for Committee Decision (Paper PC 463/24)

172.1 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.	24/00270/FULL
Details	Langford Farm, Paradise Lane, Woodlands, Southampton, SO40 7GS - Change of use from Dwellinghouse (C3) to Mixed Use Dwellinghouse (C3); Bed & Breakfast (C1)
Public Participants	Edward Heron (For)
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 plans:</p> <p>Location Plan Block Plan SC_01 - Existing and proposed ground floor plan SC_02 - Existing and proposed first floor plan 1 - Existing and proposed front and side elevations 2 - Existing and proposed rear and side 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 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 more than three rooms within the dwelling shall be used for the purposes of accommodating bed and breakfast guests at any time.</p> <p>Reason: To accord with the terms of the application and prevent any intensification of the bed and breakfast function</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	24/00283/FULL
Details	Land On South Side Of, Newtown Lane, Mockbeggar BH24 3NN - Barn for agricultural/forestry use
Public Participants	Ross Mays (Applicant) Cllr Charles Coundley (Ellingham, Harbridge & Ibsley Parish Council)
Decision	Planning consent <u>refused</u>
Reasons	It has not been demonstrated that the proposed barn would be reasonably necessary for the purposes of agriculture on this site. In addition, the activity generated is likely to be harmful to the long-term nature conservation value of the woodland. The development is therefore contrary to Policies SP48, DP50, DP2, SP6, SP7, SP16 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019) and Sections 12, 15 and 16 of the National Planning Policy Framework.
Voting	4:1, 2 abstentions

REPORT ITEM 3	
Application No.	24/00332/FULL
Details	Victoria Cottage, Lyndhurst Road, Minstead, Lyndhurst SO43 7FY - Outbuilding (demolition of existing) and associated landscaping
Public Participants	Jerry Davies (Agent For) Cllr Miranda Causton (Minstead Parish Council)
Comment	Following detailed debate, members were minded to support the recommendation with the addition of two further conditions which were taken to the vote as detailed below; Condition 1 – the non removal of the tree – voting unanimous Condition 2 – the removal of the storage container once building works were complete – voting unanimous
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<ol style="list-style-type: none"> 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. Development shall only be carried out in accordance with plans: Location Plan, Block Plan, A101, DWG VC003. 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

	<p>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 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 roofing materials have been submitted to and approved in writing by the New Forest National Park Authority. 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. 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 architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>8. The storage container located adjacent to the southern site boundary shall be removed upon completion of the development hereby permitted.</p>
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	<p>Reason: The permanent siting of the storage container would be considered inappropriate and harmful to its setting within the curtilage of a nondesignated heritage asset and within the Conservation Area, contrary to Policies DP2, DP18, SP16 and SP17 of the New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>9. The Oak tree shown to be retained on the Block Plan hereby approved shall be protected during all site clearance, demolition and building works.</p> <p>Reason: To safeguard trees which are important to the visual amenities of the site in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p>
Voting	5:0, 2 abstentions

REPORT ITEM 4	
Application No.	24/00343/VAR
Details	Former Redmayne Engineering Works, Station Approach, Brockenhurst SO42 7TW - Application to vary condition 2 of planning permission 21/00164 (Residential development of 9no. dwellings consisting of 7no. terraced houses and 2 flats (affordable housing); garage block; bin store; bike store; parking and associated landscaping; demolition of industrial buildings) to allow a minor material amendment
Public Participants	Adam Bennett – (Agent For) Cllr John Korbey (Brockenhurst Parish Council)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. Development shall only take place in accordance with drawing nos:</p> <ul style="list-style-type: none"> • 9676/215 Rev B Proposed Site Layout • 9676/216 Rev B - Proposed Floor Plans and Elevations Plots 1-7 • 9676/217 Rev A – Bike Store • 9676/218- Bin Store • 18084-3 - Tree Protection Plan • 1541 4.08 Rev B – Location Plan of planning application reference: 21/00164 • 1541P22 Rev G – Proposed Floor Plans and Elevations Plots 8 and 9 of planning application reference: 21/00164. <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</p>

	<p>the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>2. The parking management plan approved under application reference: 24/00111DOC shall be implemented before the development hereby permitted is occupied and retained as such at the site in perpetuity.</p> <p>Reason: In the interests of highway safety and to comply with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p> <p>3. Before the occupation of any part of the development hereby approved, areas for access, turning, parking as shown on the approved plan 9676/215 Rev B shall be constructed and surfaced and thereafter retained, maintained and kept available for the occupants of the development at all times in accordance with the approved Parking Management Plan or any subsequent variation thereof agreed in writing.</p> <p>Reason: In the interests of highway safety and to comply with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p> <p>4. Before the occupation of any part of the development hereby approved, the cycle storage arrangements shall be erected and laid out as shown on drawing no: 9676/217 Rev A and shall contain stands where both wheels and frames can be locked. The arrangements shall thereafter retained, maintained and kept available for the occupants of the development at all times.</p> <p>Reason: To promote a sustainable mode of travel; in the interests of highway safety and to comply with policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019) and Section 9 of the National Planning Policy</p> <p>5. Development shall only be carried out in accordance with the details of materials approved under application reference: 23/00799DOC, 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 policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>6. Development shall only take place in accordance with the details of the proposed slab levels in relationship to the existing ground levels and adjacent buildings, set to an agreed datum, which</p>
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	<p>have been approved under application reference: 23/00799DOC.</p> <p>Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>7. Development shall only take place in accordance with the soft landscaping details approved under application reference: 23/00799 and drawing no: 9676/215 Rev B (hard landscaping) and no alterations shall be made unless they have written approval of the Local Planning Authority.</p> <p>Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policies DP2 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.</p> <p>Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or 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 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>9. Unless otherwise agreed in writing by the National Park as Local Planning Authority development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report (Lindsey Carrington Ecological Services Ecology mitigation and enhancement plan August 2020 approved under planning permission reference: 18/00497).</p> <p>The measures thereby approved 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>10. Unless otherwise agreed in writing with the New Forest National Park as Local Planning Authority, tree protection</p>
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measures shall be carried out in accordance with Arboricultural Assessment - Tree Protection Plan. 18084- 3 Barrell Tree Care.

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.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2, SP6, SP7 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019)

11. Post demolition and site clearance, a finalised detailed scheme for remedial measures to deal with any contamination of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall take into account and follow the recommendations within Contamination Assessment Report- Phase 2 Ground and Water Sept 2020 and V.102 Desk top phase 1 contamination assessment. (Partial clearance as far as pre-commencement works for 18/00497). The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The approved remediation scheme, must be carried out in accordance with its terms at the relevant stage of development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Prior to first occupation of any units and following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

If any other previously undiscovered contamination is found during the development of the site, this shall be notified in writing to the New Forest National Park Authority immediately, along with a suitable risk assessment and where necessary, a remediation scheme. The remediation scheme shall be approved in writing by the New Forest National Park Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

	<p>ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with Policies DP2 and SP6 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>12. Development shall take place in accordance with the noise assessment details approved under 23/00799DOC which shall be implemented, maintained and retained.</p> <p>Reason: To minimise the transfer of noise due to the railway and proximity to neighbouring residential properties in order to minimise the impact upon the residential amenities of the future occupiers of the scheme and neighbouring properties in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>13. Development shall take place in accordance with the details of the means of disposal of surface and foul water from the site approved under application reference: 23/01196DOC, unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>14. i) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under application reference 23/00799DOC.</p> <p>ii) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p> <p>Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>15. The roof space of the residential buildings hereby approved shall not be converted to form habitable floorspace and no additional windows or roof lights shall be inserted into the roof space (including the gable ends of the properties), other than those hereby approved.</p>
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	<p>Reason: In order to safeguard the residential and visual amenities of the occupiers of neighbouring occupiers in accordance with Policies DP2, SP17, SP21, DP36 and DP18 of the New Forest National Park Local Plan 2016-2036 (August 2019) to safeguard the character of the National Park.</p> <p>16. 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 dwellings remain of a size which is appropriate to their location within the village and National Park to comply with Policies DP2, DP35, DP37 and DP36 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>17. Development shall only be undertaken in accordance with the Construction Environmental Management Plan approved under application reference: 23/00799 unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To minimise the impact upon the adjoining highway, residential and visual amenities of the occupiers of neighbouring properties in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>18. All first floor level windows and rooflights of the main residential terrace on the north east and north west elevations as shown on plan no 9676/216 Rev B hereby approved shall at all times be obscurely glazed and permanently fixed.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019)</p> <p>19. The development hereby permitted shall not be occupied until:</p> <p>a) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development when fully</p>
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	<p>occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European sites, having regard to the conservation objectives for those sites; and</p> <p>b) All measures forming part of that mitigation package have been provided to the Local Planning Authority.</p> <p>The development shall be carried out in accordance with and subject to the above details and in accordance with the water efficiency details approved under application reference 23/00799.</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and PolicySP5 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>20. Prior to first occupation, the scheme for the provision of facilities for the charging of vehicles (specification approved under application reference 23/00799 and number and layout as shown on drawing no: 9676/215 Rev B), shall be implemented in full accordance with the approved details and the charge points retained and maintained for the lifetime of the development.</p> <p>Reason: In the interests of sustainability in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Design Guide.</p>
Voting	Unanimous

173 Planning Appeal Decisions (PC 464/24)

- 173.1 Natalie Walter, Principal Planning Officer, reported two Planning Appeal decisions during the relevant period, both of which had been dismissed.

174 Any other items which the Chairman decides are urgent.

174.1 There were no urgent items.

175 Date of next meeting

175.1 The next meeting is scheduled for Tuesday 20 August 2024, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:40 am.

..... Date
Chair