

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 19 MARCH 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:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
David Illsley	Policy and Conservation Manager
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Vicki Gibbon	Members Services Administrator

130 Apologies for Absence

130.1 Apologies for absence were received from Michael Thierry and Steve Trow.

131 Declarations of Interest

131.1 None.

132 Minutes

132.1 **RESOLVED:** That the minutes of the meeting held on 20 February 2024 be approved as a true record.

Voting: none voting against

133 Chair's Announcements

133.1 There were no announcements on this occasion.

134 Enforcement Case (Paper PC 450/24)

134.1 **22/0155/EC – Plot 2, Land Adj Everglade Farm, Mount Pleasant Lane, Lymington SO41 8LS**

Natalie Walter gave an overview of the enforcement case, advising the concerns regarding non-compliance. She informed the Committee that the Authority must now

decide on the most appropriate course of action. Members unanimously agreed to endorse the recommendation as set out below.

RESOLVED: that authority be delegated to the Authority's Executive Director Strategy and Planning, in consultation with the Solicitor and the Enforcement Manager, to:

- (i) consider the further evidence, if any, submitted in respect of the purported impediment to compliance and form a view as to the appropriate course of action to achieve compliance with the Enforcement Notice; and
- (ii) if officers were in agreement that it is appropriate to do so, in light of any further information referred to in paragraph (i) above, take all action as necessary to commence and conduct the prosecution of the owner/s of Plot 2, Land Adj Everglade Farm, Mount Pleasant Lane, Lymington SO41 8LS in respect of the non-compliance with the Enforcement Notice issued in June 2023; or
- (iii) if it is not considered appropriate to commence a prosecution, to consider and take such other action as necessary to achieve compliance with the Enforcement Notice including taking direct action and any other steps as necessary to recover the costs of so doing from the owners, including arranging for a charge to be placed on the land.

Voting: unanimous

135 Planning Appeal Decisions (PC 451/24)

135.1 Steve Avery, Executive Director, reported one Planning Appeal during the relevant period, which had been dismissed.

136 National Permitted Development Rights Consultation – NPA Response (PC 452/24)

136.1 David Illsley began his report by reminding members of the consultation which was launched in February by the Department for Levelling Up, Housing and Communities which proposed changes to several national permitted development rights. Mr Illsley highlighted that despite clear recommendations of the Government commissioned National Landscapes Review and the recent strengthening of the legal duty to consider the impacts of decisions on the statutory National Park purposes, this consultation proposed further extension of national permitted development rights in the National Park. He explained that this report summarised the proposals which were most relevant to the New Forest National Park and detailed the NPA's response to those proposals.

136.2 A question was asked regarding a joint National Park response to the consultation, Mr Illsley responded that the English National Parks family did share the same concerns and that a joint response would also be made from National Parks England.

136.3 A further question was raised in relation to bin stores across the National Park and how this would be managed with the new wheelie bin schemes. Mr Illsley advised that the NPA were engaging with NFDC to explore this to enable the rollout of wheelie bins in the New Forest, while also having regard to the special character of the National Park.

Members resolved to endorse the recommendation as set out below.

RESOLVED: that

- a) the scope of the Government’s proposed amendments to national Permitted Development Rights that are currently out for consultation be noted; and
- b) members delegate authority to the Executive Director (Strategy & Planning) to submit the formal consultation response on behalf of the National Park Authority, framed around the key principles outlined in the box and paragraph 4.2 of the report.

Voting: unanimous

137 Designation Protected Area (DPA) Waiver Request – Whartons Lane, Ashurst (PC 448/24)

137.1 David Illsley reminded members that land at Whartons Lane in Ashurst was allocated for around 60 dwellings in the New Forest National Park Local Plan (2019), with 50% of which being on-site affordable dwellings for local people in housing need. In February 2024, Vivid Homes formally sought the support of the National Park Authority in a request to Homes England that the DPA status of Whartons Lane, Ashurst be waived.

137.2 Mr Illsley advised that the NPA’s position was that it would not support a waiver which covered a whole development site as this would jeopardise the provision of shared ownership affordable housing secured for local people in perpetuity through the planning process. The removal of DPA status would mean shared ownership properties could staircase to 100% and be lost from the stock of affordable dwellings. He then asked members to support the recommendation as detailed below.

RESOLVED: that, the DPA waiver request relating to the whole of the Whartons Lane, Ashurst site be not supported on the basis that the removal of this status could result in a loss of affordable dwellings for local people over time. This would be contrary to national and local policy approach to affordable housing provision in National Parks.

Voting: unanimous

138 Any other items which the Chairman decides are urgent.

138.1 There were no urgent items.

139 Date of next meeting

139.1 The next meeting is scheduled for Tuesday 16 April 2024, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 10:11 am.

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Chair

Date