

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 JUNE 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
Ann Sevier
Brice Stratford
Michael Thierry
Steve Trow

Officers:

Steve Avery	Executive Director Strategy and Planning
David Stone	Deputy Monitoring Officer
Natalie Walter	Principal Planning Officer
Liz Marsden	Planning Officer
Carly Cochrane	Planning Officer

160 Apologies for Absence

160.1 Apologies for absence were received from Richard Clewer and Joe Reilly.

161 Declarations of Interest

161.1 Brice Stratford declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in application 4 as a member of Minstead Parish Council.

161.2 Ann Sevier declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in application 1 as a member of the Verderers' Court although she was unaware of any comments which may have been submitted by the Verderers on the application.

161.3 Caroline Rackham declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in application 2 as she lived close to the applicant.

162 Minutes

- 162.1 **RESOLVED:** That the minutes of the meeting held on 21 May 2024 be approved as a true record.

Voting: Unanimous

163 Chair's Announcements

- 163.1 There were no announcements on this occasion.

164 Planning Applications for Committee Decision (Paper PC 461/24)

- 164.1 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.	23/00734FULL Full Application
Details	Hollyholm, Bisterne Close, Burley, Ringwood, BH24 4BA - Replacement dwelling; replacement garage; demolition of existing dwelling (AMENDED DESCRIPTION & PLANS)
Public Participants	Deborah Slade (on behalf of the Applicant) David & Rebecca Laybourne (Against) Cllr Phillip Daubeney (Burley Parish Council)
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>2303-PP 01 - Location plan 2303-PP 10-D - Proposed site plan 2303-PP 11-C - Proposed ground floor plan 2303-PP 13-C - Proposed roof plan 2303-PP 14-D - Proposed north and south elevations 2303-PP 15-C - Proposed east and west elevations 2303-PP 16-C - Proposed sections 2303-PP 17-D - Proposed sections 2303-PP 18-B - Proposed inset elevations 2303-PP 19-A - Replacement garage elevations 2303-PP 20-B - Proposed elevations (landscaping omitted) 2303-PP 21-B - Proposed elevations (landscaping omitted)</p>

2303-PP 35-B - Existing and proposed street elevation

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 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.

Development shall only be carried out in accordance with the details approved.

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).

4. No development shall take place until a construction management plan, informed by ecological professionals, has been submitted to and approved in writing by the National Park Authority. The plan shall include:
- details of a compound to be provided for the storage of materials, machinery, waste materials and spoil
 - details of the disposal of any spoil from the site
 - measures that will be implemented to avoid or mitigate constructional impacts on the adjacent SSSI during the construction phase.

All materials, machinery, waste materials and spoil shall be stored within the approved compound.

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)

5. Prior to the commencement of development (including site and scrub clearance), specific measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report (Phillips Ecology dated September 2023) approved as part of this planning application.

	<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. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site and Arboricultural Method Statement in accordance with BS5837: 2012 have been submitted to and approved in writing by the Local Planning Authority. The western boundary hedge should be maintained at a height of no less than 1.8 metres.</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 and to screen the development from livestock in the adjacent paddock, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7. 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>8. 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).</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	23/01683FULL Full Application
Details	Thornlands Farm, Fletchwood Road, Totton, Southampton SO40 7DX - Installation of ground mounted photovoltaic farm; associated infrastructure, engineering works, access and landscaping
Public Participants	Steven Bainbridge (on behalf of the applicant) Sarah Richards (on behalf of Friends of the Forest)
Decision	Planning consent refused
Reasons	<ol style="list-style-type: none"> 1. The proposed development, by reason of its scale, siting and design would be at odds with the immediate and wider landscape character of the New Forest National Park. The proposal would appear incongruous in this location leading to harm to landscape character, tranquillity and the experiential qualities of those using the public right of way which crosses the site. The proposal would also lead to the loss of potential back-up grazing land for New Forest commoners. The proposal would therefore conflict with Policies SP1, SP3, DP2, SP7, SP11, SP14, SP15, SP17, SP48 and DP18 of the New Forest National Park Local Plan 2016-2036 (August 2019), the first purpose for the designation of the National Park to conserve and enhance and paragraphs 182 and 183 of the NPPF. 2. The application has not been accompanied by an appropriate level of survey work therefore the presence of protected species cannot be fully established nor can the potential harm of the development be appropriately assessed. The proposal has unsatisfactorily demonstrated accordance with national (NPPF) and local policy (Policy SP6), nor fully engaged with the legal tests relating to European protected species. The proposal is therefore contrary to Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (Adopted August 2019), the NPPF and Paragraph 99 of Circular 06/2005. 3. It has not been demonstrated, on the basis of the submitted information, that the proposed development would not have an unacceptable impact on the safety of road users, due to the access and egress from the site, contrary to Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019). 4. It has not been demonstrated, on the basis of the submitted information, that the proposed development would not cause harm to sites of potential archaeological interest, contrary to Policy SP16 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the NPPF.
Voting	Unanimous

REPORT ITEM 3	
Application No.	24/00113FULL Full Application
Details	Land East of Bennetts Lane, Bennetts Lane, Burley, Ringwood BH24 4AT - Replacement field shelter and field store (demolition of existing) (AMENDED DESCRIPTION AND PLANS)
Decision	Application was WITHDRAWN FROM THE AGENDA

REPORT ITEM 4	
Application No.	24/00344FULL Full Application
Details	Skymers, Stoney Cross Plain Road, Minstead, Lyndhurst, SO43 7GF - Manege
Public Participants	Caroline Beaumont (on behalf of the applicant) Mr & Mrs Dee (Against) Cllr Georgie Hough, Minstead Parish Council
Comment	Members were minded to refuse the application on the grounds of its siting and adverse effects on the amenity of the neighbouring property.
Decision	Planning consent <u>refused</u>
Reasons	1. It has not been adequately demonstrated that the development could not be sited in a location more closely related to existing buildings and structures, as per the requirements of Policy DP53. The location would be visually prominent and intrusive within the context of the immediately surrounding area, and by reason of its proximity to the boundary, would result in an intensification of use detrimental to the amenity of the occupiers of the neighbouring property. The development is therefore contrary to Policies DP2, DP53, SP7, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
Voting	7:0 (1 abstention)

REPORT ITEM 5	
Application No.	24/00386VAR Variation / Removal of Condition
Details	Land at 'Little Meadow', Newbridge Road, Newbridge, Cadnam, SO40 2NW - Application to vary condition 2 of appeal decision APP/B9506/W/21/3278440 of planning application 20/00901 to allow change of personal permission name for continued use of land and building for dog day care; hardsurfacing
Public Participants	Bob Hull (for the Applicant) Cllr. Sherri Johnstone (Copythorne Parish Council)
Comment	In voting to approve the application, the Committee agreed that Condition 2 of the approval shall be amended to add the words 'within 3 months of the cessation of the use'.
Decision	Planning consent <u>granted</u> subject to conditions

Conditions	<ol style="list-style-type: none"> 1. The development shall be implemented/maintained in accordance with drawing numbers DR1, Plan 1 and Plan 2 of permission reference 20/00901. 2. The use hereby permitted shall be carried out only by Mr Farley Baker under the permission hereby granted and shall not enure for any other person. In the event that the use should cease, within 3 months of the cessation of the use, all structures (temporary or otherwise except for the former stable structure) shall be removed from the land and the land shall revert to its former use or for agricultural purposes. 3. There shall been no more than 18 dogs at the site at any one time. 4. The dog day care use hereby permitted shall not be operated other than between the hours of 10:00 and 15:00 Mondays to Fridays and at no time on Saturdays, Sundays and Bank/Public Holidays. 5. No external lighting shall be installed on the site. 6. The existing grass verge in the primary (northern) direction shall be retained as existing and be maintained with no obstructions or vegetation growth above 0.6m in height within the verge. 7. Within two months of the grant of planning permission, a Noise Management Plan shall be submitted to the local planning authority detailing all measures in place/to be put in place to control noise from the dog day care use of the site. This Noise Management Plan shall be agreed in writing by the local planning authority and all measures set out within the agreed Noise Management Plan shall be implemented in full and retained throughout the operation of the site by the site occupier/operator, as named within Condition 2 above.
Voting	Unanimous

165 Planning Appeal Decisions (PC 462/24)

165.1 Steve Avery, Executive Director, reported five Planning Appeals during the relevant period, of which two had been allowed with conditions and three had been dismissed.

166 Any other items which the Chairman decides are urgent.

166.1 There were no urgent items.

167 Date of next meeting

167.1 The next meeting is scheduled for Tuesday 17 July 2024, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 12.15 pm.

.....
Chair

Date