

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 FEBRUARY 2025 AT 9:30 AM IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

Attending:

Members:

Mary Davies (Deputy Chair – in the Chair)
Barry Dunning
Gavin Parker
Caroline Rackham
Joe Reilly
Ann Sevier
Michael Thierry
Derek Tipp

Officers:

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| Steve Avery | Executive Director of Strategy and Planning |
| David Stone | Interim Monitoring Officer |
| Natalie Walter | Principal Planning Officer |
| Rachael Bowen | Executive Assistant to the Chief Executive |
| Rachel Bonathan | Administration Assistant |

215 Apologies for Absence

215.1 Apologies were received from Steve Trow and Brice Stratford.

216 Declarations of Interest

216.1 There were no declarations of interest on this occasion.

217 Minutes

217.1 **RESOLVED:** That the minutes of the meeting held on 21 January 2025 be approved as a true record.

Voting: No-voting against

218 Chair's Announcements

218.1 The Chair advised that there were a number of public drop in sessions that were available for anybody to attend regarding the Local Plan that was out for consultation.

The dates and venues are:

Bramshaw Village Hall, Monday 24 February 2pm-7pm

Hyde Memorial Hall, Tuesday 25 February 1.30pm-6.30pm

Brockenhurst Village Hall, Monday 3 March 2pm-7pm

Lyndhurst Community Centre, Friday 7 March 2pm-7pm

219 Planning Applications for Committee Decision (Paper PC 479/25)

219.1 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 | |
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| Application No. | 24/00258/FULL |
| Details | 10 Forest Glade Close, Brockenhurst SO42 7QY - Two storey extension; single storey extensions; porch; cladding; alterations to doors and windows; solar panels; raised terrace (AMENDED DESCRIPTION) |
| Public Participants | Richard Lloyd – (Applicant) John Trundle (Against) Cllr. John Korbey (Brockenhurst 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 Drawings:</p> <p>2310_001 Rev B (Location Plan) 2310_002 Rev B (Proposed Site Plan) 2310_020 Rev C (Proposed Ground Floor Plan) 2310_021 Rev C(Proposed First Floor Plan)</p> <p>2310_023 Rev C (Proposed Roof Plan) 2310_024 Rev E (Proposed Front Elevations) 2310_025 Rev E (Proposed Side Elevations) 2310_026 Rev E (Proposed Rear Elevation & Section plan)</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 and solar panel specification have been submitted to and approved in writing by the New Forest National Park Authority.</p> |

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| | <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 first floor window on the east elevation hereby approved shall at all times be obscurely glazed with restricted opening (100mm restrictors).</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties 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 Hampshire Ecological Survey report (Dated April 2024) 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. 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. 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 to be identified by agreement with the Local Planning Authority beforehand, have been submitted to and approved in writing by the Local Planning Authority. 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.</p> |
| Voting | 7:0, 1 abstention |

| REPORT ITEM 2 | |
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| Application No. | 24/01403/FULL |
| Details | Church Lane House, Church Lane, Brockenhurst SO42 7UB - Single storey rear extension; new front porch; car port; outbuilding; roof alterations; dormer window; external alterations |
| Public participants | Mr and Mrs Smith (Applicants) Cllr. John Korbey (Brockenhurst 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 Drawings: DAK/CL/01 (Location Plan) DAK/CL/02 Rev C (Block Plan) DAK/CL/ 07 Rev C (Proposed Ground Floor Plan) DAK/CL/08 Rev C (Proposed First Floor Plan) DAK/CL/09 Rev C (Proposed elevations Part A) DAK/CL/10 Rev C (Proposed Elevations Part B) DAK/CL/11 Rev C (Proposed Inset Elevations) DAK/CL/13 Rev C (Proposed Roof Plan) DAK/CL/14(Proposed Car Port Plan & Elevations) DAK/CL/15 (Proposed Gym Plan & Elevations) DAK/CL/16 (Proposed Section Through).</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 outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall</p> |

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| | <p>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>5. 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>6. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement/the recommendations as set out in BS5837:2012.</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>7. The open-sided porch area upon the front elevation shall at no point be in-filled or incorporated into the main dwellinghouse.</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> |
| Voting | Unanimous |

220 Planning Appeal Decisions (PC 480/25)

220.1 Steve Avery, Director of Strategy and Planning, reported one Planning Appeal had been dismissed ('The Bunker', Lyndhurst).

221 Any other items which the Chairman decides are urgent.

221.1 There were no urgent items.

222 Date of next meeting

222.1 The next meeting is scheduled for Tuesday 18 March 2025, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 10:25am.

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Chair