

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 16 APRIL 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 (Deputy Chair)

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
Liz Marsden	Planning Officer
Vicki Gibbon	Members Services Administrator

140 Apologies for Absence

140.1 An apology for absence was received from Joe Reilly.

141 Declarations of Interest

141.1 None.

142 Minutes

142.1 **RESOLVED:** That the minutes of the meeting held on 19 March 2024 be approved as a true record.

Voting: none voting against

143 Chair's Announcements

143.1 There were no announcements on this occasion.

144 Planning Applications for Committee Decision (Paper PC 454/24)

144.1 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.	23/01681FULL
Details	Forest End, Norley Wood Road, Norley Wood, Lymington SO41 5RX - Single-storey extension; outbuilding; alterations to windows; cladding; rendering; solar panels; air source heat pump; demolition of existing conservatory and outbuilding
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; or 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;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 the following supporting documents and plans: - Proposed Ground Floor Plan, DWG No.: DAK/NW/07 Rev D - Proposed Elevations, DWG No.: DAK/NW/08 Rev D - Proposed Inset Elevations, DWG No.: DAK/NW/11 Rev B - Proposed Roof Plan, DWG No.: DAK/NW/13 Rev B - Location Plan, DWG No.: DAK/NW/01 - Proposed Block Plan, DWG No.: DAK/NW/03 - Proposed Floor Plan & Elevations – Outbuilding, DWG No.: DAK/NW/09 - Sustainability Statement</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. The external roofing 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.</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. 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>5. The outbuilding denoted as a studio, 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. No development shall take place above slab level until the specification of the air source heat pump to be installed 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 Policies SP14 and DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>8. No development shall take place above slab level until samples or exact details of the facing materials; timber cladding and render, 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</p>
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	<p>National Park Local Plan 2016 - 2036 (August 2019).</p> <p>9. 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: Ecological Impact Assessment, Dated December 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>10. Within three months of the completion of the development, the ecological mitigation and enhancement measures shall be inspected by the Ecologist to ensure that they are functional and in accordance with the requirements of the submitted reports. Written confirmation of these measures shall be provided to the Local Planning Authority.</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>11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension otherwise approved by Classes A, B or C 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>
Voting	Unanimous

REPORT ITEM 2	
Application No.	24/00009FULL
Details	Roselands, The Lane, Cadnam, Southampton SO40 2PQ - Outbuilding including decking & canopy
Public Participants	Graham Stamp (For) Cllr. Graham Chilcott (Copythorne Parish Council)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. Development shall only be carried out in accordance with plans: 001 Proposed Elevations and Floor Plan; Site Location Plan; Site Plan and Block Plan.</p> <p>No alterations to the approved development shall be made</p>

	<p>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>2. No further development shall take place until samples or exact details of the roofing materials and details of the proposed finish to the cladding 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>3. 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>4. 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>5. The hedgerow located on the eastern boundary of the site shall be retained in perpetuity and maintained at a minimum height of 1.5 metres and minimum width of 0.75 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>
Voting	Unanimous

REPORT ITEM 3	
Application No.	24/00156FULL
Details	Land East of Petlake Farm, Plots K, M & O, Ringwood Road, Bartley, SO40 7LA - Erection of a means of enclosure, 1.2m high perimeter stock fence and field gates
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>S.013 SP1 rev. D - Location plan DR1 - Block plan S.013.1 rev. C - Details of fence and gates</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. The materials to be used in the development shall be as shown on the drawings hereby approved, with the use of timber posts as clarified in an email dated 03/04/2024 , unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the development in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)</p> <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 Class B of Part 6 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 that the any development is appropriate to its location within the conservation area and to comply with Policies SP7 and SP16 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>5. The fence the subject of this permission shall be removed when no longer required by the applicant for agricultural</p>

	<p>purposes, or if the land is sold, and the land restored as soon as reasonably practicable to its former condition, or condition agreed by the Local Planning Authority</p> <p>Reason: In the interests of safeguarding the long-term character and appearance of the area in accordance with Policy SP7 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p>
Voting	Unanimous

145 Planning Appeal Decisions (PC 455/24)

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

146 Accelerated Planning Systems Consultation – NPA Response (PC 456/24)

146.1 David Illsley began his report by advising members that on 6 March 2024, the Department for Levelling Up, Housing & Communities launched a consultation proposing ‘new measures for an accelerated planning system that would provide greater certainty to applicants and enable delivery partners to bring forward much needed housing, commercial and infrastructure development at a greater pace’. The consultation would run until 1 May 2024. Mr Illsley went on to summarise the main proposals and the NPA’s recommended response. He explained that the consultation proposed several measures which would increase pressure on the planning service and would require sufficient resources.

146.2 Following a full and detailed discussion with further points raised, which were noted by the officer for inclusion in the Authority’s formal consultation response, Members resolved to endorse the recommendations as detailed below.

RESOLVED: that

- a) the Committee note the scope of the Government’s proposals to deliver an ‘accelerated planning system’ that are currently out for consultation, and
- b) the Committee delegate authority to the Executive Director (Strategy and Planning) to draft the formal consultation response, to be sent from the Chair of the Planning Committee on its behalf, framed around the key principles outlined in the box at paragraph 4.3 of report PC 456/24 and taking into account points raised at the meeting.

Voting: Unanimous

147 Any other items which the Chairman decides are urgent.

147.1 There were no urgent items.

148 Date of next meeting

148.1 The next meeting is scheduled for Tuesday 21 May 2024, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 10:50 am.

..... Date

Chair