

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 19 DECEMBER 2023 AT 9:30 AM IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

**Attending:**

*Members:*

Richard Clewer  
Mary Davies  
Gavin Parker  
Joe Reilly  
Ann Sevier  
Brice Stratford  
Michael Thierry  
Steve Trow (Deputy Chair - in the Chair)

*Officers:*

Rosalind Alderman	Solicitor and Monitoring Officer
David Stone	Corporate Services Manager
David Illsley	Policy and Conservation Manager
Natalie Walter	Principal Planning Officer
Sarah Applegate	Senior Policy Officer
Sally Knott	Senior Building Design and Conservation Officer
Emily Carter	Building Design and Conservation Officer
Liz Marsden	Planning Officer
Vicki Gibbon	Members Services Administrator

**99 Apologies for Absence**

99.1 Apologies for absence were received from Gordon Bailey (Chair) and Caroline Rackham.

**100 Declarations of Interest**

100.1 Joe Reilly and Michael Thierry declared a prejudicial interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 103 report item 2 as a member of New Forest District Council and accordingly left the meeting during the debate and vote on that item.

100.2 Ann Sevier declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 106 as a member of Hyde Parish Council.

100.3 Michael Thierry declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 105 as a member of Hampshire County Council.

**101 Minutes**

101.1 **RESOLVED:** That the minutes of the meeting held on 21 November 2023 be approved as a true record.

*Voting: none voting against*

**102 Chair’s Announcements**

102.1 There were no announcements on this occasion.

**103 Planning Applications for Committee Decision (Paper PC 437/23)**

103.1 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.

<b>REPORT ITEM 1</b>	
<b>Application No.</b>	<b>23/00657/FULL</b>
<b>Details</b>	Cheriton, Middle Road, Sway, Lymington SO41 6AT – Replacement bungalow; demolition of existing bungalow (Amended Plans)
<b>Public Participants</b>	Nick Clements (For) Katie Walding (Sway Parish Council)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<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>004 - Location plan 021 - Proposed site plan 017 - Proposed plans and 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. The external facing materials to be used in the development shall be as shown on the approved plan and specified on the application form, 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. Prior to the commencement of development above slab level, 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 approved as part of this planning application.</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>5. 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 site and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>23/00795/FULL</b>
<b>Details</b>	Robertshaw House, Foldsgate Close, Lyndhurst, SO43 7BZ - External alterations to include replacement windows, doors, handrails, soffits, fascia's and infills to stainless steel handrail, posts and glass infill panels to existing balconies; new door in lieu of window; replacement cladding to match existing; re-tiling of roof
<b>Public Participants</b>	Gareth Jenkins (For) Cllr Graham Reeve (Lyndhurst Parish Council)
<b>Comments</b>	Joe Reilly and Michael Thierry left the meeting during debate and vote on this item.
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

	<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 The external facing 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>3 Development shall only be carried out in accordance with drawing nos: 01, 02, 03, 04 Rev D, 05, 06 Rev D, 07, 08 Rev E. 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>4 Prior to any works commencing, Temporary roost provision in the form of one 'bark rot hole bat box', one 'bark large bat box' and one 'bark hibernation bat box' will be erected on erected and retained in perpetuity on the mature trees along the northern boundary within the applicant's ownership at a minimum height of 3.5m from ground level. Works must take place between the 1st October and 30th April period to avoid the maternity season. Additionally, the roosts must be reinstated by the 1st May the following season to ensure that roosting provisions for the maternity roost are on site at all times.</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>5 Works must be in accordance with the ecology report's specifications and method statement unless otherwise agreed in writing and be maintained thereafter. The Authority requires the result of monitoring to be copied to the Authority as well as being provided to Natural England, a post completion sign off by an ecologist and written confirmation to the 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>
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- 6 Destructive roofing works and other feature removal must not take place during adverse weather conditions (during rain or strong winds) due to an increased likelihood of harm to bats in the event bats become disturbed and fly away.

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).

- 7 Prior to works commencing, the licensed bat worker will give a toolbox talk to the contractors on the site regarding the legal protection afforded to bats, bat biology, the contractors' responsibilities and any conditions set out within this report. The contractors will be continually aware of bats and the potential for them to be present during the works and a copy of the approved EPS licence will always be retained on site for contractors to refer to.

A licensed bat worker will attend the site on the day of all roof/tile removal and destructive works. An internal loft inspection will take place prior to works commencing by the licensed bat worker; if a bat is present, the bat will be relocated to the bat box out of the way of works following a health examination.

The bat licensed ecologist will then supervise the 'soft' dismantling of the roof tiles, hanging tiles, wall tops, felt/battens and eaves. Soft dismantling will be undertaken by hand and hand tools only, each tile/feature will be removed gently pulled away from the roof to avoid crushing. Other features will be removed carefully and inspected for the presence of bats and/or bat evidence. Should any bats be present only the licensed bat worker will remove the bat to the bat box following an examination of the bat.

Once the features suitable to support roosting bats have been dismantled then works can continue unsupervised. Should a bat be discovered at any other time then works will cease and the licensed bat ecologist contacted for advice. All contractors are strictly forbidden from handling bats.

Injured or underweight bats will be taken immediately into care (as directed by the Batworker's Manual, s. 7. 3, pp 64 – 66; 3rd ed. 2004 and with reference to the Bat Conservation Trusts Bat Care Guidelines a Guide to bat care for rehabilitators 2nd ed 2016).

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>8 During the construction phase a total of 12 ‘bat access tile access points’ will be created. These tiles will allow bats to access into the loft space via a cut in the felt behind which must measure at least 10cm by 2cm.</p> <p>For myotis bats, at least four ‘Truss Bat Boxes’ will be installed within separate roof spaces and fixed in between rafters within the roof space.</p> <p>The new roof must be lined exclusively with bituminous 1F type roofing felt only; Other types of membrane are not permitted for use under a bat licence from Natural England.</p> <p>15 ‘Bat Cladding Access Points’ will be created in the new cladding. If membrane is to be used behind the new cladding , this must comprise only of bitumen 1F type felt due to the risk of entrapment. Each access point will measure 20mm x 100mm and allow pipistrelle bats to access the cavity between the cladding and the external wall.</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>9 Two years post-monitoring will be undertaken, in year 1 and in year 3+ following the completion of the roost compensation. The post-monitoring visit will include a loft inspection and inspection of the replacement bat features/bat boxes followed by a dusk emergence survey; the results will be used to inform Natural England on the success of the bat mitigation.</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 During the construction phase no external light fixtures will be installed. If external lighting is required, this will be limited and only installed where required for safety purposes. No external luminaires will be installed where these will cast light spill onto surrounding vegetation such as mature trees.</p> <p>All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.</p> <p>LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.</p> <p>A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.</p>
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	<p>Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.</p> <p>Internal luminaires will be recessed only where installed in proximity to windows to reduce glare and light spill. Column heights must be carefully considered to minimise light spill and glare visibility..</p> <p>Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used.</p> <p>Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt.</p> <p>External security lighting will be set on motion sensors and set to a 1 minute timer.</p> <p>Bollard or low-level downward-directional luminaires will not be installed due to unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces. Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is appropriate.</p> <p>Reason: To safeguard protected species in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016 – 2036 (August 2019).</p> <p>11 The EPSM licence must be approved by Natural England before any works start on site which would otherwise constitute an offence. A post completion sign off by an ecologist and written confirmation to the Authority would be required.</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>
<b>Voting</b>	5:0, 1 abstention

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>23/00925/FULL</b>
<b>Details</b>	Broadhill Cottage, Broadhill Lane, Blissford, Fordingbridge SP6 2JH – Reconstruction of dwelling; air source heat pump; demolition of garage

<b>Public Participants</b>	A statement was read out on behalf of Natalie Skeete (For) and Antony Green (Against) Bev Cornish (Godshill Parish Council)
<b>Comments</b>	Following discussion members were minded to defer the application in order for more information to be gathered on ecology specifications and the air source heat pump.
<b>Decision</b>	Application was <u>deferred</u>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>23/01027/FULL</b>
<b>Details</b>	Spot in the Woods, 174 Woodlands Road, Woodlands, Southampton SO40 7GL – Change of use to a residential dwelling and associated curtilage.
<b>Decision</b>	Planning consent <u>refused</u>
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. The proposed development would result in the introduction of a new residential unit of accommodation in the New Forest National Park, outside any of the defined New Forest villages. The dwelling would not be a rural exception site, housing for a New Forest Commoner, Estate worker or a tied agricultural dwelling. The justification set out is not considered to outweigh the clear conflict with Policies SP4, SP19 and DP49 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)</li> <li>2. The proposed conversion to a single residential unit would result in the loss of a hotel, contrary to the provisions of Policy SP46 of the New Forest National Park Local Plan, which seeks to retain existing serviced tourist accommodation and the associated benefits to the local economy derived from it. The information provided with the application is insufficient to demonstrate that the hotel use could not be operated as a viable business or provide other development opportunities for business and employment purposes.</li> <li>3. The proposed development would result in a dwelling that is significantly in excess of the limit set out in Policy SP21, which seeks to restrict the size of new dwellings in order to ensure that the dwelling stock of the New Forest as a whole is balanced.</li> </ol>
<b>Voting</b>	Unanimous



**104 Planning Appeal Decisions (PC 438/23)**

104.1 Natalie Walter, Principal Planning Officer reported three Planning Appeal's during the period of which two were dismissed and one was allowed with conditions.

**105 Hampshire Minerals and Waste Plan Partial Update (PC 439/23)**

105.1 Ms Applegate said that as members were aware the New Forest National Park Authority, as a minerals and waste planning authority, worked with Hampshire County Council, Southampton and Portsmouth City Councils, and the South Downs National Park Authority on the preparation and monitoring of minerals and waste planning policies. She said that the current Hampshire Minerals and Waste Plan was adopted in 2013 and included the area within south Wiltshire.

105.2 The National Planning Policy Framework required that Local Plans be reviewed to assess whether they require updating at least once every five years. A review in 2020 concluded that parts of the Plan needed to be updated to reflect changes in policy and to address issues with mineral and waste management provision and a public consultation was conducted. The Proposed Submission Plan as submitted with the report took into account the responses to the comments and issues raised following the consultation which took place from November 2022 to January 2023 and comprised just under 2,500 responses largely relating to site locations.

105.3 Ms Applegate advised that following approval by the Authority and the plan-making partners, the Proposed Submission Plan will be subject to public consultation from early January 2024 for a period of eight weeks. The responses received will be reviewed, collated and submitted with the Submission Plan and supporting documentation to the Secretary of State in July 2024. It was anticipated that the Public Examination of the Submission Plan will take place in Spring 2025. Should the Plan be found sound, New Forest National Park Authority and the partner Authorities can adopt the Plan. This would be a decision for a future full Authority meeting.

105.4 Members briefly discussed the report and Proposed Submission Plan. They then approved the recommendations as set out in the report.

**RESOLVED:**

1. That the Hampshire Minerals & Waste Plan: Partial Update – Proposed Submission Plan as set out in this report, be approved for a period of public consultation.
2. That delegated authority be given to the Executive Director of Strategy & Planning to agree minor amendments to the Proposed Submission Plan prior to public consultation.
3. That delegated authority be given to the Executive Director of Strategy & Planning to make any minor changes arising from the consultation, where they do not affect the National Park or materially alter the strategy and submit the Minerals & Waste Plan to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) for independent examination.

*Voting: unanimous*

**106 Local List Nominations (PC 440/23)**

106.1 Sally Knott introduced her report by reminding the committee that National Planning policy and Historic England guidance encourages all local planning authorities to maintain an up-to-date list of locally important assets in their areas. Ms Knott advised

that her report sets out a further 22 new local assets which were recommended for inclusion on the local list.

**RESOLVED:**

That it be agreed that, in line with advice and guidance from Historic England, the nominated assets set out in Section 3 of this report are special and represent important heritage assets and are therefore added to the New Forest National Park Local List

*Voting: unanimous*

**107 Proposed Planning Application Revised Local Requirements (PC 441/23)**

107.1 Natalie Walter introduced her report by advising members that all planning applications must include a minimum level of information before they could be registered, such as ownership certificates and relevant drawings, these are known as national requirements. In addition, local planning authorities can also specify their own 'local requirements' to respond to specific local issues or circumstances. The government requires all local planning authorities to review their local requirements at intervals to ensure they are kept up to date. Following recent policy changes and guidance a review of the Authority's local requirements was necessary.

107.2 Ms Walter advised that her report sought members agreement to the proposed local requirements which would be the subject of a formal consultation in the New Year. This would then be referred back to the Committee, taking into account any comments received for a final decision on the proposed requirements. Members supported the recommendation as detailed below.

**RESOLVED, that:**

1. The proposed revised local requirements as set out in the table attached in Appendix 1 to this report be published for consultation with planning agents, internal and external consultees and Town and Parish Councils (subject to any minor or factual amendments should national policy or guidance be updated), with a view to considering comments received prior to the adoption of the final revised list; and
2. Officers subsequently report the final revised list, to include any changes made as a result of the consultation period, for adoption at a future meeting.

*Voting: unanimous*

**108 Biodiversity Duty Reporting Update (PC 442/23)**

108.1 David Illsley began his report by explaining that the Environment Act 2021 introduced a strengthened 'biodiversity duty' requiring all public authorities in England (including national park authorities) to consider what they can do to conserve and enhance biodiversity by the deadline of 1 January 2024. As soon as possible after 1 January 2024 authorities must agree policies and specific objectives based on their considerations; act to deliver the polices; and report on them.

108.2 Mr Illsley advised that as required by the timetable set out by the Environment Act 2021, annex 1 of the report sets out a high-level summary of the main work of the Authority to conserve and enhance biodiversity through our statutory planning function and our work

with partners through the agreed priorities set out in the National Park Partnership Plan. He then asked members to endorse the recommendations as set out below.

**RESOLVED**, that:

1. The Committee endorse the summary of the current work/actions undertaken by the Authority that contribute to the delivery of our 'biodiversity duty' (Annex 1); and
2. It be noted that further work will be undertaken in 2024 to develop this summary into specific objectives, consistent with the priorities set out in the National Park Partnership Plan 2022 – 2027 and other relevant strategies.

*Voting: unanimous*

**109 Any other items which the Chairman decides are urgent.**

109.1 There were no urgent items.

**110 Date of next meeting**

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

The meeting ended at 12:05 pm.

..... Date .....

Chair