

NEW FOREST NATIONAL PARK AUTHORITY  
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 15 NOVEMBER 2022 AT 9:30 AM IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG

**Attending:**

*Members:*

Diane Andrews  
Gordon Bailey (Chair)  
George Bisson  
Sue Bennison  
Richard Clewer  
David Harrison  
Gavin Parker  
John Sanger  
Ann Sevier  
Stephen Tarling  
Richard Taylor  
Michael Thierry  
Steve Trow (Deputy Chair)

*Officers:*

Steve Avery	Executive Director (Strategy and Planning)
Rosalind Alderman	Solicitor and Monitoring Officer
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer
Sally Knott	Senior Building Design and Conservation Officer
Helen Wallbridge	Heritage Project Co-ordinator
Vicki Gibbon	Members Services Administrator

**1 Apologies for Absence**

1.1 There were no apologies.

**2 Declarations of Interest**

2.1 Steve Trow declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 5 report item 1 as an advisor to the National Trust, who had commented on the application.

**3 Minutes**

3.2 **RESOLVED:** That the minutes of the meeting held on 18 October 2022 be approved as a true record.

*Voting: none voting against*

## 4 Chair's Announcements

4.1 None.

## 5 Planning Applications for Committee Decision (Paper PC 408/22)

5.1 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	
<b>Application No.</b>	<b>21/00928/FULL</b>
<b>Details</b>	Camping And Caravan Site, Green Hill Farm, New Road, Landford, Salisbury, SP5 2AZ - Use of land for the siting of 150 holiday lodges (static caravans), which includes the existing 60 holiday lodges on site and 90 in place of the 130 existing touring and camping pitches; 16 Glamping units consisting of 8 safari tents, 4 glamping pods and 4 shepherd huts; retention of dining tent; play ground; cycle hire; fishing hut; trim trail; pond; extension of existing lake; operational development including the laying of bases, access roads, parking spaces, paths; recreational areas; and landscaping
<b>Public Participants</b>	Mr Raoul Fraser (Applicant) Mr Russell Wynn (Advisor in support of application) Stephanie Hildon (Against) Ken Parker (Landford Parish Council) Rob Bird (Landford Parish Council) Zoe Clewer (Local Councillor / NPA Member)
<b>Comments</b>	A proposal put forward to refuse the application was not carried (3:9, 1 abstention). Members then resolved to grant the application with the inclusion of additional conditions.
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<p>1 The 150 holiday lodges and 16 glamping units the subject of this permission shall only be used as holiday accommodation and shall not be occupied by any person(s) as their sole or main place of residence. No person(s) shall occupy the holiday lodges for a period exceeding 28 consecutive days in any rolling 52-week period. An up-to-date register for each holiday lodge shall be maintained which shall record the name(s) of all persons who have occupied the lodge, the length of stay and their main home addresses. The register shall be made available to the local planning authority on request.</p> <p>Reason: To ensure the holiday lodges and glamping units are not used as permanent dwellings which would be contrary to Policies SP19 and SP46 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>

	<p>2 The 50 seasonal lodges (numbers: 61 to 82 and 123 to 150 on the site masterplan ref: 3259-10-04H) and the 16 glamping units hereby permitted shall only be occupied between Friday before Good Friday or 1 April (whichever is the earlier) and 31 October inclusive in each year.</p> <p>Reason: To ensure there is no further intensification in the use of the site in accordance with Policies SP5, SP15 and DP47 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3 The dimensions of the 90 new holiday lodges as indicated in the key of the approved site masterplan (drawing number 3259-10-04H) shall be maintained at all times unless otherwise agreed in writing by the local planning authority. Of the 90 new holiday lodges, no more than 20 shall be six berth units with the remainder being limited to four berth units.</p> <p>Reason: To ensure there is no further intensification in the use of the site in accordance with Policies SP5, SP15 and DP47 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>4 No holiday lodge on any part of the application site shall exceed a maximum size of 13.8 m (45 ft) x 6.7m (22ft).</p> <p>Reason: To ensure that the holiday lodges remain of an appropriate size in this sensitive landscape in accordance with Policy SP7 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5 No development shall take place above slab level until samples or exact details of the facing and roofing materials to be used in the construction of the cycle hire building, rangers classroom and fishing hut and external cladding of the holiday lodges have been submitted to and approved in writing by the local planning 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>6 Within three months of the date of this permission, a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:</p> <p>(a) the existing trees and shrubs which have been agreed to be retained;</p> <p>(b) a specification for new planting (species, size, spacing and location);</p>
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	<p>(c) areas for hard surfacing (including roadways) and the materials to be used;</p> <p>(d) other means of enclosure;</p> <p>(e) a method and programme for its implementation and the means to provide for its future maintenance.</p> <p>Development shall only take place in accordance with the approved details.</p> <p>Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>7 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following first occupation of the new holiday lodges.</p> <p>Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.</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> <p>8 Prior to any further development, demolition or site clearance taking place, details of the arrangements to be taken for the protection of trees and hedges on the site (as identified in the Tree Survey and Arboricultural Impact Assessment) shall be submitted to and approved in writing by the local planning authority.</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, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9 Within three months of the date of this permission, details of the visibility splays to be provided at the junction of the site access with New Road shall be submitted to and approved in writing by the local planning authority. The approved visibility splays shall be implemented on or before 1 April 2023 and thereafter kept free of any obstacles over 900mm in height at all times.</p>
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	<p>Reason: In the interest of highway safety and to comply with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).and Section 9 of the National Planning Policy Framework.</p> <p>10 Prior to any further development, demolition or site clearance taking place, a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The approved statement shall include a phasing plan and scaled drawings illustrating provision for:</p> <ol style="list-style-type: none"> <li>1. The Parking of site operatives and visitors vehicles</li> <li>2. Loading and unloading of plant, materials and caravans/holiday lodges</li> <li>3. Management of construction traffic and access routes</li> <li>4. Storage of plant and materials used in constructing the development</li> <li>5. Wheel washing facilities</li> </ol> <p>Reason: In the interests of highway safety and to comply with Policies SP5 and SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).and Section 9 of the National Planning Policy Framework.</p> <p>11 The proposed mitigation and enhancement measures for reptiles, dormice and badgers, and the proposed management and monitoring regime for the three front fields as set out in Section 5 of the Ecology Survey Report and Impact Assessment Report dated 16 September 2022 shall be updated and enhanced by a Biodiversity Enhancement Plan (BEP), in accordance with the Biodiversity Net Gain Assessment dated September 2022 (ref ECO02057). The BEP shall be submitted to, and approved in writing by the local planning authority prior to any further development, demolition or site clearance taking place. The BEP shall include:</p> <ul style="list-style-type: none"> <li>• quantum, location and specifications of habitat measures;</li> <li>• details of a plan for delivery of the required ecological gain and enhancement for habitats within the holiday park, including the three front fields outlined in blue on the approved site masterplan;</li> <li>• management prescriptions to meet ecological objectives and</li> <li>• targets;</li> <li>• arrangements for ecological monitoring and reporting; and</li> <li>• mechanisms for adaptive management that may arise.</li> </ul> <p>The approved mitigation measures shall be adhered to throughout all phases of the development and the ecological enhancements measures shall thereafter be maintained in perpetuity, unless otherwise agreed in writing by the local planning authority.</p>
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	<p>Reason: To safeguard protected species and to ensure the proposed development delivers the stated Biodiversity Net Gain in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>12 Within three months of the date of this decision, ecological mitigation for the New Forest Special Protection Areas, Special Areas of Conservation and Ramsar sites shall be submitted to and approved in writing by the local planning authority. The ecological mitigation may take the form of a planning obligation in accordance with the Authority's Habitat Mitigation Scheme.</p> <p>Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP.</p> <p>13 The three front fields, as outlined in blue on the approved site masterplan (drawing number 3259-10-04H), shall be converted to grassland meadow habitat within six months of the date of this permission and thereafter shall be maintained in such condition in accordance with the approved Biodiversity Enhancement Plan (BEP) in perpetuity and shall not be used for any other purpose (other than that permitted by the BEP).</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy SP5 of the adopted New Forest National Park Local Plan (2016 - 2036).</p> <p>14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no development required by the conditions of a site licence otherwise approved by Class B of Part 5 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 layout and landscaping of the site remains appropriate to its location within the New Forest National Park in accordance with Policies SP7, SP15 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
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	<p>15 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the local planning authority.</p> <p>The remediation strategy shall be implemented as approved.</p> <p>Reason: An historic inert landfill is shown to be present in part of the site and it is possible that contamination may be encountered.</p> <p>16 No new holiday lodges shall be brought onto the site until a foul water drainage scheme, to include an odour management plan, has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved and completed prior to the new holiday lodges being brought into use.</p> <p>Reason: To ensure that the proposed development can be adequately drained and that there is no harm to groundwater resources in line with paragraph 174 of the National Planning Policy Framework.</p> <p>17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved site masterplan plan, shall be formed to the site.</p> <p>Reason: In the interests of highway safety and to restrict further access onto the adjoining Plaitford Common in accordance with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p> <p>18 Within three months of the date of this permission, a travel plan and the arrangements for car and cycle parking shall be submitted to and approved in writing by the local planning authority. Each holiday lodge will have no more than one car parking space per unit. Once agreed, these areas will be laid out in accordance with the approved parking details and thereafter shall be kept available for their intended purposes at all times.</p> <p>Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p>
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	<p>19 No further external lighting shall be installed on the site until the exact details of all external lighting, both existing and proposed, including the illumination of all signs on the site, have been submitted to and approved in writing by the local planning 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>20 Within six months of the date of this permission, the design of and the arrangements for the coded gate lock to be installed at the sole point of access onto Plaitford Common and the details of the signage to be erected at the entrance (to include 'no cycling' and 'dogs on leads' messages) shall be submitted to and approved in writing by the local planning authority. Once approved, the agreed design and arrangements for the gated access and signage shall be installed within two months of the date of that approval and thereafter maintained in the approved condition at all times unless otherwise agreed by the local planning authority.</p> <p>Reason: To safeguard protected species and to ensure the proposed development delivers the stated Biodiversity Net Gain in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>21 Development shall only be carried out in accordance with drawing Nos:</p> <ul style="list-style-type: none"> <li>• 3259-0-04 Rev H – Site Masterplan</li> <li>• 3259-10-15 - Rangers Classroom</li> <li>• 3259-10-16 – Cycle Hire Building</li> <li>• 3259-10-13 – Fishing Hut Details</li> <li>• 3529-10-21 – Trim Trail Equipment</li> <li>• 3259-10-10 – Pond 1 Section</li> <li>• 3253-10-27 – Dining Tent</li> </ul> <p>No alterations to the approved development shall be made unless otherwise agreed in writing by the local planning 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>22 Prior to any further development, demolition or site clearance, the details of a flood management and surface water drainage scheme shall be submitted to and approved in writing by the</p>
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	<p>local planning authority and thereafter implemented and maintained in accordance with the approved details.</p> <p>Reason: To minimise the effect of flooding on the occupants of the site, and the wider locality in accordance with policies DP2 and DP12 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>23 No rooflights shall be inserted into the roofspace of the 90 new holiday lodges unless express planning permission has first been granted.</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>24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no temporary use of the land (as outlined in red and blue on the site masterplan) otherwise approved by Class B of Part 4 of Schedule 2 to the Order shall be carried out without express planning permission first having been granted.</p> <p>Reason: To ensure the use of the site remains appropriate to its location within the New Forest National Park in accordance with Policies SP7, SP15 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
<b>Voting</b>	10:2, 1 abstention

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>22/00566/FULL</b>
<b>Details</b>	The Lodge Annexe, Passford Farm Cottage, Southampton Road, Boldre, Lymington, SO41 8ND - Roof alterations; recladding; alterations to doors and windows; new porch; relocating of 2no.sheds; new 1m high fence with gate
<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</p> <p>Drawing numbers: Sheet 1 Rev B 01/07/2022, Sheet 2 Rev I 04/08/2022.</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 outbuildings 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. Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby 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>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 open-sided porch shall at no point be in-filled or incorporated into the main dwellinghouse.</p> <p>Reason: To ensure the dwelling complies with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
<b>Voting</b>	Unanimous

## 6 Planning Appeal Decisions (PC 409/22)

- 6.1 Steve Avery, Executive Director reported two appeals that had been decided during the period, both of which had been dismissed.

## 7 Local List Update (PC 410/22)

- 7.1 Helen Wallbridge began her report by reminding members that National Planning Policy and Historic England guidance encouraged all local planning authorities to maintain an up-to-date list of locally important 'assets' in their areas. Local lists recognise the positive role buildings, structures, sites, monuments and other features play in

reinforcing the local character of the area. Ms Wallbridge went through the assets on the list and advised members to disregard assets 6 and 7 as discussions with the owners were still in progress. She then asked the Committee to approve that the assets discussed be included on the New Forest National Park Local List.

**Resolved, that**

In line with the advice and guidance from Historic England, the 35 nominated assets are considered to be special and represent unique heritage assets and are added to the New Forest National Park Local List.

*Voting: Unanimous*

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

8.1 There were no urgent items.

**9 Date of next meeting**

9.1 The next meeting is scheduled for Tuesday 20 December 2022, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG

The meeting ended at 13:30 pm.

..... Date .....

Chair