

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 26 SEPTEMBER 2023 AT 9:30 AM IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

Attending:

Members:

Mary Davies
Gavin Parker (Left the meeting at 1pm and was therefore not present for items 4 onwards)
Joe Reilly
Brice Stratford
Michael Thierry
Steve Trow (In the Chair)

Officers:

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| Steve Avery | Executive Director |
| Justin Price-Jones | Solicitor |
| Natalie Walter | Principal Planning Officer |
| Carly Cochrane | Planning Officer |
| Clare Woolf | Planning Officer |
| Vicki Gibbon | Members Services Administrator |
| Rachel Bonathan | Administration Assistant |

73 Apologies for Absence

73.1 Apologies for absence were received from Gordon Bailey, David Harrison and Stephen Tarling.

74 Declarations of Interest

74.1 Michael Thierry declared a prejudicial interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 77 report item 1 as a member of Ellingbridge, Harbridge and Ibsley Parish Council and accordingly left the meeting during the debate and vote on that item.

Steve Trow declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 77 report item 3 as a trustee of PEDALL.

75 Minutes

75.1 **RESOLVED:** That the minutes of the meeting held on 15 August 2023 be approved as a true record.

Voting: none voting against

76 Chair's Announcements

76.1 The Chair welcomed three new members to the Planning Committee, Mary Davies, Brice Stratford and Joe Reilly.

77 Planning Applications for Committee Decision (Paper PC 430/23)

77.1 Members gave detailed consideration to the individual planning applications contained within the report.

Members took a break at 11:25 and reconvened at 11:30, a lunch break was also taken from 12:30 until 13:00.

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.

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| REPORT ITEM 1 | |
| Application No. | 22/00175/FULL |
| Details | Rockford Farm Barns, Rockford Road, Rockford BH24 3NB - 1 No. new commoners dwelling; 1 No. new stable block; 1 No. new barn; associated new access, fencing and hardstanding; demolition of existing barn and stables |
| Public Participants | David Atkinson (Against) |
| 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 drawing nos:</p> <p>80553-01 Rev B, 5873-03-AC-002, 5873-03-WLA-001, 5873-03-WLA-003 Rev A, 5873-03-WLA-100, 5873-03-WLA-101, 5873-03-WLA-102, 5873-03-WLA-200, 5873-03-WLA-201, 5873-03-WLA-300 Rev A, 5873-03-WLA-301 Rev A.</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 DP2 and DP18 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>3. The occupation of the dwelling and associated development hereby permitted shall be limited to persons solely or mainly working in the locality in commoning. Furthermore, the occupation of the dwelling shall be for rental purposes only,</p> |

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| | <p>such tenancies to be managed solely by the New Forest Trust in perpetuity. The associated farm buildings and grazing land shall only be used in association with the occupation of the dwelling and shall at no time be severed from the holdings or sublet to another third party.</p> <p>Reason: The dwelling and associated development is only justified on the basis that they are necessary to sustain the practice of commoning in the New Forest and to provide more affordable accommodation for New Forest commoners in accordance with Policy SP29 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. No development shall take place above slab level until samples or exact details of the facing and roofing materials for the dwelling, barn and stabling 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 buildings and to preserve the character and appearance of the Conservation Area in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>5. No development shall take place until 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> <ul style="list-style-type: none"> (a) the existing trees and shrubs which have been agreed to be retained; (b) a specification for new planting (species, size, spacing and location); (c) areas for hard surfacing and the materials to be used; (d) other means of enclosure; (e) a method and programme for its implementation and the means to provide for its future maintenance. <p>No development shall take place unless these details have been approved and then only in accordance with those 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 Policies DP2, SP6 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> |
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| | <p>6. 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 the occupation of the buildings or the completion of the development, whichever is the sooner.</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>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 or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out on the approved dwellings 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 SP21 and SP29 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</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.</p> <p>Reason: To protect the amenities of the area in accordance with Policies DP2, SP15 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>9. No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP2 of the of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> |
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| | <p>10. No development shall take place until a Construction Environment Management Plan has been submitted and approved in writing by the National Park Authority. The Management Plan shall include the measures and recommendations within the Ecology Assessment (Arcadian Ecology Feb 2019) in respect of timing of works, ecological clerk of works, management of water on site, management of excavations and excavated material, location of materials storage, construction compound and contractor parking. Operations shall proceed and be maintained in accordance with the plan unless otherwise agreed in writing.</p> <p>Reason: To safeguard protected species in accordance with Policies DP2, SP5 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>11. No development shall take place until a Biodiversity Conservation and Enhancement plan for the land contained within the blue line along with a final specification of the artificial biodiversity compensation measures (e.g. type/design) for the site has been submitted and approved in writing by the National Park Authority. This shall include the following details:</p> <p>details of desired nature conservation outcomes limits of acceptable environmental change, management measures proposed a monitoring framework to inform management and assess success of delivery, timetable for the implementation of the actions.</p> <p>The plan shall cover the lifetime of the occupation and use of the land in question and include a five year plan with annual actions which will be subject to renewal and review as required by the Authority after each five year period.</p> <p>Reason: To safeguard protected species and designated sites in accordance with Policies DP2, SP5 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>12. Prior to the occupation of the development hereby permitted, proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, shall be submitted to and approved in writing by the New Forest National Park Authority. Such proposals must:</p> <p>Provide for mitigation in accordance with the Authority's Interim Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;</p> |
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| | <p>Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.</p> <p>The development shall be carried out in accordance with and subject to the approved proposals.</p> <p>Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC), in accordance with the Authority's Interim Phosphorus Mitigation Strategy.</p> <p>13. The stables and barn subject of this permission shall only be used for commoning or agricultural purposes and for no other commercial, business or storage purposes whatsoever.</p> <p>Reason: The buildings are only justified on the basis that it is necessary for agriculture and in accordance with Policies DP50 and DP52 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>14. The vehicular access gates shall be set back at least six (6) metres from the edge of the carriageway, and shall remain as such in perpetuity.</p> <p>Reason: In the interests of highway safety in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>Informative(s):</p> <p>1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.</p> |
| <p>Voting</p> | <p>Unanimous</p> |

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| REPORT ITEM 2 | |
| Application No. | 22/00498/FULL |
| Details | Land East of New Inn Road, Bartley SO40 2LR - 10no. new dwellings; relocated vehicular and pedestrian access: associated parking and landscaping (AMENDED PLANS) |
| Public Participants | Paul Phasey & Bernard Austin (For) Stephen Penfold (Against) Cllr Derek Tipp (NFDC) Cllr Sherri Johnstone (Copythorne Parish Council) |
| Comments | Members were minded to defer the application in order for further information to be submitted in regard to flooding and surface water drainage. |
| Decision | <u>Deferred</u> |
| Voting | Unanimous |

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| REPORT ITEM 3 | |
| Application No. | 22/00548 Outline Planning Permission |
| Details | Ashurst Hospital, Lyndhurst Road, Ashurst SO40 7AR - Hybrid application comprising: Outline planning application (all matters reserved except for access) for up to 70 bed care home; associated car parking and landscaping; additional healthcare car parking: Full planning application for two storey extension to the Snowden Centre building; associated car parking and landscaping (ADDITIONAL PLAN & INFORMATION) |
| Public Participants | Mark Adams & Julian Bolitho – (For) |
| Decision | Subject to the prior completion of a legal agreement, the Executive Director of Strategy and Planning be authorised to grant planning permission subject to conditions, including delegated authority for the amendment/ adjustment of conditions where necessary given the hybrid nature of the scheme to ensure compatibility with the Section 106 legal agreement. |
| Conditions | <ol style="list-style-type: none"> The detailed components of the development hereby permitted (hereinafter termed Phase 1) shall be begun before the expiration of three years from the date of this permission. 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. Application for approval of the reserved matters for the outline components of the scheme (hereinafter termed Phase 2) shall be made to the New Forest National Park Authority before the expiration of three years from the date of this permission. Reason: To comply with Section 92 of the Town and Country |

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| | <p>Planning Act 1990.</p> <p>3. The development of Phase 2 shall be begun before the expiration of two years from the date of approval of the last of the 'reserved matters' to be approved.</p> <p>Reason: To comply with Section 92 of the Town and Country Planning Act 1990.</p> <p>4. Development of Phase 1 and the submission of reserved matters details for Phase 2 shall only be carried out in accordance with drawing nos:</p> <p>100 Rev P3- Location Plan 03 Rev P12- Proposed Floor Plans 05 Rev P2- Proposed Roof Plan 15 Rev P3- Proposed Elevations 20 Rev P5- Proposed Section 106 Rev P2- Design Parameters 20051-WFB-XX-XX-DR-C-0500 Rev P01- Drainage Layout</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 development in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. Prior to commencement of each phase of development, 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; (b) a specification for new planting (species, size, spacing and location); (c) areas for hard surfacing and the materials to be used; (d) other means of enclosure; (e) a method and programme for its implementation and the means to provide for its future maintenance.</p> <p>No development within each phase shall take place unless these details have been approved and then only in accordance with those 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 Policies DP2 and SP7 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> |
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| | <p>6. 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 the occupation of the buildings or the completion of the development, whichever is the sooner.</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 Policies DP2 and SP7 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>7. Before each phase of development is first commenced, a scheme to deal with any contamination of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:</p> <p>(i) an investigation of the site carried out in accordance with BS10175: 2001.</p> <p>(ii) a risk assessment using the Contaminated Land Exposure Assessment (CLEA) model whenever this is appropriate, and</p> <p>(iii) a detailed scheme for the remedial works to be carried out.</p> <p>If any other previously undiscovered contamination is found during the development of the site, this shall be notified to the New Forest National Park Authority immediately, along with a suitable risk assessment and where necessary, a remediation scheme. The remediation scheme shall be approved in writing by the New Forest National Park Authority.</p> <p>Before any of the units on the site are first occupied, the remedial measures shall have been completed and a statement to that effect shall be sent in writing to the New Forest National Park Authority which will include any future requirements for the monitoring of the site.</p> <p>Development in each phase shall only take place in accordance with the scheme which has been approved.</p> <p>Reason: To ensure that any contaminated land on the site is identified and properly treated in the interests of the well-being of nearby residents and the environment in general in accordance with Policies DP2 and SP15 of the adopted New</p> |
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Forest National Park Local Plan 2016 - 2036 (August 2019).

8. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- a) An indicative programme for carrying out of the works;
 - b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
 - c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
 - d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
 - e) The parking of vehicles of site operatives and visitors;
 - f) Loading and unloading of plant and materials, including permitted times for deliveries;
 - g) Storage of plant and materials used in constructing the development;
 - h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - i) Measures to control the emission of dust and dirt during construction;
 - j) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted;
 - k) Management of construction access and traffic routes;
 - l) Vehicle tracking demonstrating that the largest vehicles associated with the construction process can access, egress and turn within the confines of the site;
 - m) Wheel Washing facilities or methods to prevent mud on the Highway;
 - n) Measures to prevent pollution of nearby watercourses;
 - o) Visual screening for SPA birds;
 - p) Details of the timing of the works to avoid or provide suitable mitigation during the bird breeding season.

Reason: In the interests of highway safety and to safeguard sites of ecological importance and protected species in accordance with Policies DP2, SP5 and SP6 of the New Forest National Park Local Plan 2016-2036 (August 2019).

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| | <p>9. Prior to the commencement of each phase of development (including site and scrub clearance), a Biodiversity Enhancement and Mitigation Plan (BEMP) shall be submitted to and approved in writing by the National Park Authority. The BEMP shall include measures for ecological mitigation and enhancement (including timescales for implementing these measures) and shall be based on the ecological reports submitted as part of this application. It shall also include the provision of built in features for bat roosting and bird nesting and measures that will be taken to ensure a minimum 10% increase in biodiversity will be achieved and will cover a minimum period of 30 years.</p> <p>Development shall be carried out in full accordance with the approved plan, unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To safeguard protected species and to provide mitigation and enhancements in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>10. A) No demolition/development shall take place/commence in each phase until a programme of archaeological work and historic building recording and analysis including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:</p> <ol style="list-style-type: none"> 1.The programme and methodology of site investigation and recording 2.The programme for post investigation assessment 3.Provision to be made for analysis of the site investigation and recording 4.Provision to be made for publication and dissemination of the analysis and records of the site investigation 5.Provision to be made for archive deposition of the analysis and records of the site investigation 6.Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. <p>B) No demolition/development shall take place in each phase other than in accordance with the Written Scheme of Investigation approved under condition (A).</p> <p>C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p> <p>Reason: To ensure the heritage potential of the site is</p> |
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| | <p>investigated and assessed and in accordance with Policy SP16 of the New Forest National Park Local Plan 2016- 2036 (August 2019)</p> <p>11. Prior to the commencement of each development phase hereby approved, a scheme to demonstrate that the internal noise levels within the development will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 and HTM 08-01 and shall be complied by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.</p> <p>Reason: In the interests of amenity.</p> <p>12. No development shall take place above slab level in each phase of development 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 of each phase shall only be carried out in accordance with the details approved.</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>13. No development shall take place above slab level shall take place until a scheme for the provision of car and cycle parking (interim and long-term) has been submitted to and approved in writing by the New Forest National Park Authority. The scheme shall provide the following parking numbers as a minimum:</p> <p>Healthcare and chapel buildings: 57 car parking spaces and 10 cycle parking spaces. Care home: 32 car parking spaces; 10 cycle parking spaces.</p> <p>Development shall only take place in accordance with the details approved.</p> <p>Reason: Due to the hybrid nature of the development and the need to secure parking provision for the healthcare element of the scheme throughout the construction and operational phases of development.</p> <p>14. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site</p> |
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| | <p>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>15. 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>16. No external lighting shall be installed in each phase of development 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>The details shall be based on the submitted Lighting Strategy (ref: 1898-DFL-ELG-XX-RP-EO-13002) and shall include removal of the existing square bulkhead lights on the underside of the sloping roof of the Snowden Centre.</p> <p>Reason: To protect the amenities of the area and 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>17. Unless otherwise agreed in writing, development of phase 1 shall only take place in accordance with the submitted drainage details hereby approved (20051-WFB-XX-XX-DR-C-0500 Rev P01, Below Ground Drainage Strategy, dated February 2023 and Drainage Strategy Statement, April 2021).</p> <p>Before the development of phase 1 is first occupied, details of the means of the future maintenance of the approved surface water drainage arrangements shall be submitted to and approved in writing by the New Forest National Park Authority. The drainage arrangements shall thereafter be maintained in accordance with the approved details.</p> <p>Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>18. Each phase of development hereby permitted shall not be occupied until the arrangements for parking and turning have been implemented.</p> |
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| | <p>These areas 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> <p>19. Prior to first use of each phase of development, a Delivery Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include: how delivery and servicing vehicles will be managed at the site; the hours of deliveries and servicing and how deliveries will be controlled to ensure the development does not adversely affect the highway or amenity of neighbouring properties.</p> <p> Servicing and deliveries shall thereafter take place in accordance with the approved management plan at all times unless otherwise agreed in writing by the local planning authority.</p> <p> Reason: in the interests of highway safety and amenity.</p> <p>20. The combined noise rating level (LAr, Tr) of plant and equipment on the site shall not exceed the background sound level (LA90) of 44dB between the hours of 07:00 – 23:00hrs and 33dB between the hours of 23:00- 07:00hrs when measured or predicted at 1m from the façade of any noise sensitive receptor. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014 Methods for rating and assessing industrial and commercial sound (as amended).</p> <p> Reason: In the interests of amenity.</p> <p>21. Prior to commencement of phase 2 of the development, approval of the details of the means of access to the site, the siting of the buildings, the design, and external appearance of the development, and the landscaping of the site ("the reserved matters") shall be obtained from the New Forest National Park Authority. The development shall only be carried out in accordance with the details which have been approved. The plans and particulars shall include the following detailed proposals:</p> <p> (a) The layout, siting and scale of all buildings and structures, including the finished levels (above ordnance datum) of both the ground floor of proposed buildings and the surrounding ground levels</p> <p> (b) The design and external appearance of all buildings and</p> |
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| | <p>structures, including details of the colour and texture of external wall and roof materials to be used, with samples and / or sample panels of the materials to be made available and / or constructed on site for inspection by the local planning authority where directed.</p> <p>(c) Hard and soft landscape details including: Existing and proposed finished levels or contours Means of enclosure Hardsurfacing materials Soft landscape details shall include the following as relevant: Planting plans Written specification (including cultivation and other operations associated with plant and grass establishment) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate Retained areas of grassland, hedgerow and trees Implementation programme</p> <p>Reason: To comply with Section 92 of the Town and Country Planning Act 1990.</p> <p>22. Development of phase 2 shall not exceed the following parameters:</p> <p>Building footprint: 1, 400 square metres. GIA: 3, 900 square metres. Storey height: three storeys.</p> <p>Reason: In view of the sensitive context of the site within the National Park landscape and in accordance with Policies DP2, SP7, SP15 and SP17 of the New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>23. Prior to the commencement of development, a programme of works in respect of the extension to the Snowden Centre hereby approved shall be submitted to and approved by in writing by the National Park Authority. The submitted details should include the programme for completing the extension, as well as details confirming how the existing building is to be retained in healthcare use while the extension is being constructed. Development should be carried out in full accordance with the details approved.</p> <p>Reason: In order to ensure that the application site is redeveloped in a comprehensive manner and that the retained healthcare facilities can operate efficiently during construction works, in accordance with Policy SP23 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>24. The phase 2 application shall be accompanied by:</p> <p>A detailed surface and foul drainage scheme, including</p> |
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| | <p>maintenance arrangements. Updated ecological and arboricultural assessments, if necessary. A Landscape and Ecological Management Plan to demonstrate strengthening of the landscape buffer zone and its management and maintenance. Details of the provision being made for the storage of waste.</p> <p>Reason: To ensure satisfactory comprehensive development and in view of the sensitive ecological context of the site.</p> <p>25. Prior to the commencement of phase 2 of the development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority’s Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note.</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>26. Phase 2 of the development hereby permitted shall not be occupied until:</p> <p>a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority;</p> <p>b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European sites, having regard to the conservation objectives for those sites; and</p> <p>c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.</p> <p>The development shall be carried out in accordance with and</p> |
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| | <p>subject to the above details.</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>27. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting those Orders with or without modification), the buildings the subject of phase 1 of this permission shall be used for the purposes of C2 healthcare and the building the subject of phase 2 of this permission shall be used for a C2 care home and for no other purposes whatsoever, without express planning permission first being obtained.</p> <p>Reason: This application has been made, and the proposal supported, on the basis of the uses of the buildings being appropriate for their settings in this sensitive location within the New Forest National Park.</p> <p>Informative(s):</p> <p>1. Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.</p> |
| Voting | 5:1 |

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| REPORT ITEM 4 | |
| Application No. | 22/01001/FULL |
| Details | Land to the North of Beachern Wood, Aldridge Hill, Brockenhurst SO42 7QD - Temporary stationing of a mobile home for agricultural worker; creation of hardstanding for two vehicles |
| Public Participants | Mark Pettitt (For) Cllr Russell Horne (Brockenhurst Parish Council) |
| Decision | Temporary Planning consent <u>granted</u> subject to conditions |
| Conditions | 1. The building shall be removed and the use shall cease on or before 26 September 2026 and the land restored to a condition |

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| | <p>which has first been agreed in writing by the New Forest National Park Authority.</p> <p>Reason: The need for a permanent dwelling at the site has not and cannot at this stage be justified in accordance with Policy DP31 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 drawing nos:</p> <p>190301-01, 190301-160, 190301-170, 190301-161, LDS/15240 TP1</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. 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>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 occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.</p> <p>Reason: The dwelling is only justified on the basis that it is necessary to provide accommodation for an agricultural worker in accordance with Policy DP31 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>6. 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> |
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| | <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>7. Prior to the commencement of development the applicant shall provide:</p> <p>a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority;</p> <p>b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European sites, having regard to the conservation objectives for those sites; and</p> <p>c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.</p> <p>The development shall be carried out in accordance with and subject to the above details.</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>8. Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note.</p> |
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| | 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. |
| Voting | Unanimous |

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| REPORT ITEM 5 | |
| Application No. | 23/00288/FULL |
| Details | Passford Farm Cottage, Southampton Road, Boldre, Lymington SO41 8ND - Boundary fence |
| Decision | Planning consent <u>granted</u> subject to conditions |
| Conditions | <p>1. The development hereby approved, which includes the alterations to the boundary treatment along the front, shall be carried out in full within six (6) months of the date of this permission.</p> <p>Reason: To ensure an acceptable appearance in accordance with Policies DP2, DP18, SP16 and SP17 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 drawing number: 04 Rev A</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> |
| Voting | Unanimous |

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| REPORT ITEM 6 | |
| Application No. | 23/00665/FULL |
| Details | Forest Cottage, Lymington Road, Brockenhurst SO42 7UF - Single-storey extension |
| Public Participants | Tom Baynham (For) Cllr Russell Horne (Brockenhurst Parish Council) |
| Decision | Planning consent <u>Refused</u> |
| Reasons | 1. In order to help safeguard the long term future of the countryside and the intrinsic character of the National Park, |

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| | <p>the Local Planning Authority considers it important to resist the cumulative effect of enlargements being made to rural dwellings. Consequently, Policy DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) seeks to limit the proportional increase in the size of such dwellings in the New Forest National Park recognising the benefits this would have in minimising the impact of buildings on a nationally important landscape and activity generally in the countryside as well as maintaining a balance in the housing stock. The proposal would result in a total floorspace of the dwelling in excess of both the policy restriction for a small dwelling, of 100 square metres, and in relation to a genuine family need, of 120 square metres. Notwithstanding this, a genuine family need which warrants additional floorspace has not been successfully demonstrated or identified. The proposed development is therefore contrary to Policies DP2 and DP36 of the adopted New Forest National Park Local Plan (August 2019).</p> <p>2. The proposed extension would represent an inappropriate form of development which would damage the special historic and architectural qualities of the Listed Building. The design results in a projection which is disproportionate and unrelated to the core of the original dwelling, and the proposal is therefore contrary to Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and the NPPF.</p> |
| Voting | Unanimous |

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| REPORT ITEM 7 | |
| Application No. | 23/00666/LBC |
| Details | Forest Cottage, Lymington Road, Brockenhurst SO42 7UF - Single storey extension (Application for Listed Building Consent) |
| Decision | Planning consent <u>refused</u> |
| Reasons | <p>1. The proposed extension would represent an inappropriate form of development which would damage the special historic and architectural qualities of the Listed Building. The design results in a projection which is disproportionate and unrelated to the core of the original dwelling, and the proposal is therefore contrary to Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and the NPPF.</p> |
| Voting | Unanimous |

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| REPORT ITEM 8 | |
| Application No. | 23/00689/FULL |
| Details | Candys, Burley Lawn, Burley, Ringwood BH24 4DL - Ground and first floor single storey extensions; 2no. additional dormers; alterations to doors and windows; terrace; demolition of existing single storey extensions; infill pond |
| 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</p> <p>Drawing numbers: 9949.100 Rev P5, 9949.102 Rev P4</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 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, Ramsar, Special Area of Conservation and Special Protection Area in accordance with Policy SP6 and Policy SP5 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>5. No windows/doors shall be installed until the following details have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>a) Typical joinery details including window/doors, eaves, verge, bargeboards.</p> |

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| | <p>b) Any other detail relevant to the case</p> <p>Development shall only take place in accordance with those details which have been approved.</p> <p>Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>6. Within 3 months of commencing the extensions hereby approved, the development edged in red on drawing no: 9949.102 Rev P4 shall be fully demolished to ground level, with the affected elevations (north-east and north-west) made good with matching materials in accordance with drawing no: 9949.102 Rev P4.</p> <p>Reason: In order to ensure that no additional habitable floorspace is created, in order to comply with the requirements of Policy DP36 of the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019).</p> <p>7. 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 abbas ecology report 'Ecological Impact Assessment Report: Bats' dated August 2023 and abbas ecology Bat Preliminary Roost Assessment reports 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>8. 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 (as set out within the abbas ecology report 'Ecological Impact Assessment Report: Bats' dated August 2023 and abbas ecology Bat Preliminary Roost Assessment dated 31st May 2023 hereby approved, shall be submitted to the Authority. This should be undertaken by a professional ecologist, and can be in the form of an email/photos). 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> |
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| | <p>Informative(s):</p> <ol style="list-style-type: none"> 1. It is noted nesting swifts are located in the vicinity. Swifts are a migratory species, only present in the UK for a short period and whose population is threatened. All wild birds are protected under the Wildlife and Countryside Act 1981. It is an offence to: kill, injure or take wild birds; take, damage or destroy the nests of species that reuse them, such as osprey; take, damage or destroy a nest that's in use or being built; take or destroy the egg of any wild bird; possess or control any wild bird (alive or dead), possess or control an egg or any part of an egg of a wild bird. Additional protection applies to birds listed in schedule 1 of the Wildlife and Countryside Act 1981. It is an offence to intentionally or recklessly disturb a schedule 1 bird: on or near a nest containing eggs or young; when it's building a nest; or its dependent young. |
| <p>Voting</p> | <p>Unanimous</p> |

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| <p>REPORT ITEM 9</p> | |
| <p>Application No.</p> | <p>23/00701/FULL</p> |
| <p>Details</p> | <p>15 Forest Gardens, Lyndhurst SO43 7AF - Single-storey front, rear and side extensions; extension to front porch; balcony; cladding; render; demolition of existing attached garage.</p> |
| <p>Public Participants</p> | <p>Leah Mew (For) Cllr Graham Reeve (Lyndhurst Parish Council)</p> |
| <p>Decision</p> | <p>Planning consent <u>granted</u> subject to conditions</p> |
| <p>Conditions</p> | <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. 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. 2. Development shall only be carried out in accordance with Drawing numbers: 01, 02, 03 Rev 01, 04 Rev 01, 05 Rev 02, 06 Rev 01, 07 Rev 01. 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 cladding or render shall be applied until samples or exact details of the facing and roofing materials have been submitted |

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| | <p>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 DP2, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> |
| Voting | 3:2 |

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| REPORT ITEM 10 | |
| Application No. | 23/00815/FULL |
| Details | Myrtle Cottage, Royden Lane, Boldre, Lymington SO41 8PJ - Outbuilding |
| Public Participants | Joe Purcell (Statement was read out on behalf of) |
| Decision | Planning consent <u>granted</u> subject to conditions |
| Conditions | <ol style="list-style-type: none"> 1. 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. 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). 2. Development shall only be carried out in accordance with Drawing numbers: 01 Location and Block Plan, 02, 03, 04, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, 09 Rev A, 10 Rev A. 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 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 |

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| | <p>National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. Within 3 months of the date of this decision, a scheme of landscaping shall be submitted to the Local Planning Authority for approval in writing. The 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> <p>(c) areas for hard surfacing and the materials to be used;</p> <p>(d) details of any means of enclosure;</p> <p>(e) a method and programme for its implementation and the means to provide for its future maintenance.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details and shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, unless otherwise agreed in writing by the Local Planning Authority</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 Local Planning 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 Policies DP2, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> |
| Voting | Unanimous |

78 Planning Appeal Decisions (PC 431/23)

78.1 Steve Avery, Executive Director reported five Planning Appeal’s during the period of which two been allowed with conditions and three had been dismissed.

79 Prosecution (PC 432/23)

79.1 This report was heard in a part 2 session in the absence of the press and public, it was accordingly minuted as such.

80 Any other items which the Chairman decides are urgent.

81.1 There were no urgent items.

82 Date of next meeting

82.1 The next meeting is scheduled for Tuesday 17 October 2023, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 2:30 pm.

..... Date

Chair