

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 21 MAY 2024 AT 9:30 AM IN THE COUNCIL CHAMBER, LYMINGTON
TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

Attending:

Members:

Mary Davies
Gavin Parker (in the Chair)
Caroline Rackham (excluding Minute item 157)
Joe Reilly
Michael Thierry

Officers:

Steve Avery	Executive Director Strategy and Planning
Rosalind Alderman	Solicitor and Monitoring Officer
David Illsley	Policy and Conservation Manager
David Stone	Corporate Services Manager
Natalie Walter	Principal Planning Officer

149 Election of Chair for the meeting

149.1 Members were advised that as both the Chair and Deputy Chair of the Committee had submitted apologies, it would be necessary for the Committee to elect a Chair for the meeting.

149.2 **RESOLVED:** That Gavin Parker be elected Chair of the Committee for the current meeting.
Voting: Unanimous

150 Apologies for Absence

150.1 Apologies for absence were received from Gordon Bailey (Chair), Brice Stratford, Ann Sevier and Steve Trow (Deputy Chair)

151 Declarations of Interest

151.1 Michael Thierry declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 155 as a member of Ringwood Town Council.

151.2 Caroline Rackham declared a prejudicial interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 156 as her uncle was involved in the drafting of the Wellow Neighbourhood Plan. She accordingly left the meeting during the debate on that item.

152 Minutes

152.1 **RESOLVED:** That the minutes of the meeting held on 16 April 2024 be approved as a true record.

Voting: Unanimous

153 Chair's Announcements

153.1 There were no announcements on this occasion.

154 Planning Applications for Committee Decision (Paper PC 457/24)

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

RESOLVED: That the planning applications listed below be determined as shown in respect of each application and, in accordance with the Authority's policies and procedures, formal notice of the decisions to be sent to the applicants forthwith.

REPORT ITEM 1	
Application No.	23/00102/FULL
Details	Harry's Meadow, Hale Park, Hale, Fordingbridge, Hampshire, SP6 2RE - Use of land as a seasonal campsite for 50 pitches for no more than 60 days in a calendar year (AMENDED DESCRIPTION AND PLANS)
Public Participants	Jesse Sherrif (for applicant), Julia Harding (against), Cllr. Tina Vickery (Hale Parish Council), Councillor Janet Richards, New Forest District Council
Comment	In voting to approve the application, the Committee agreed that Condition 10 of the approval shall be amended to remove the word 'amplified' with the amended Condition 10 thus reading as follows 'No music shall be played in conjunction with the use of the land as a temporary campsite. '
Decision	<p>Subject to:</p> <ul style="list-style-type: none"> i. the prior completion of a legal agreement to secure the necessary habitat mitigation and to prevent any further camping and caravanning activity taking place on the application site and the wider Hale Park Estate; and; ii. the consideration of any further comments from Natural England <p>Temporary Planning consent <u>granted</u> subject to conditions</p>
Conditions	<p>1. The use of the land hereby permitted shall cease on or before 21 May 2027 and the land restored to a condition which has first been agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To enable the Local Planning Authority to review the impact of the seasonal campsite use in light of the circumstances then obtaining.</p>

	<p>2. Development shall only be carried out in accordance with the approved plans (DAK/HP/01/REV-B, DAK/HP/02) and the details set out in the accompanying Transportation Statement, Management Plan and Preliminary Ecological Survey. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority. All associated camping activities and facilities including parking, deliveries, mobile catering, picnicking, outdoor play etc. shall only take place within the red line application site and on no other part of the Hale Park Estate.</p> <p>Reason: To ensure an acceptable form of 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>3. Prior to the commencement of development ecological mitigation for the River Avon and New Forest European sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation (for recreational impacts) may take the form of a planning obligation which secures financial contributions 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.</p> <p>4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no other camping or caravanning use otherwise approved by Class B of Part 4 and Classes A and C of Part 5 of Schedule 2 to the Order, shall be carried out without express planning permission first having been granted.</p> <p>Reason: To ensure that no other form of temporary camping or caravan use takes place on the site in accordance with Policy DP47 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) Order 1995 or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved plan shall be formed to the site.</p> <p>Reason: In the interests 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>
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	<p>6. No goods, plant, or machinery shall be stored on the site without the express planning permission of the New Forest National Park Authority.</p> <p>Reason: In the interest of the amenities of the locality in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>7. No external lighting shall be installed on the site.</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>8. The use hereby permitted shall not commence until the arrangements to be taken for the protection of the avenue of lime trees have been implemented in accordance with a scheme to be submitted to and approved in writing by the New Forest National Park Authority. Such arrangements will include details of a suitably cordoned exclusion zone and details of the car crossing points in the areas shown on the approved site location plan, drawing number DAK/HP/01/REV-B.</p> <p>The agreed arrangements shall be carried-out in full prior to any camping use taking place and shall remain in-situ for the duration of the camping use.</p> <p>Reason: To safeguard historic trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2, SP6 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>9. No barbeques or wildfires shall be carried out at the site unless details are submitted to and agreed in writing by the New Forest National Park Authority.</p> <p>Reason: In order to protect the nearby designated sites and residential properties from fire risk in accordance with Policies DP2 and SP5 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>10. No music shall be played in conjunction with the use of the land as a temporary campsite.</p> <p>Reason: In the interests of the tranquility of the area and neighbouring amenity in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>11. The proposed management recommendations as set out in Wild New Forest's preliminary ecological survey report dated 21 January 2024, which include additional field surveys and a combination of natural regeneration, buffer strips, native tree planting around the site margins, improved connectivity</p>
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	<p>between woodland blocks, providing an additional buffer between the campsite and adjacent designated sites and developing areas of rough grassland and wood pasture, shall be updated and enhanced by a Biodiversity Enhancement Plan (BEP). The BEP shall be submitted to and approved in writing by the New Forest National Park Authority within five (5) months of the date of this decision. The measures set out in the approved BEP shall thereafter be implemented and maintained as agreed.</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>12. Prior to the commencement of development, the details of the facilities (showers and WCs), to include the route of all services and the method of their installation, shall be submitted to and approved in writing by the New Forest National Park Authority. All wastewater generated by the temporary use will be dealt with by having the foul water tankered off site by a licenced operator to Waste Water Treatment Works which do not discharge treated effluent into the catchment of the River Avon or any other river catchments whose special ecological interest is sensitive to nutrient loading.</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 control measures set out in the Management Plan (January 2024) shall apply at all times unless otherwise approved in writing by the New Forest National Park Authority.</p> <p>Reason: To safeguard the residential amenities of adjoining occupiers in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019),</p>
Voting	4-1

155 Planning Appeal Decisions (PC 458/24)

- 155.1 Steve Avery, Executive Director, reported one Planning Appeal decision during the relevant period, which had been allowed. The Authority are challenging the Planning Inspectorate's decision in this case.

156 Ringwood Neighbourhood Plan – NPA Response (PC 459/24)

- 156.1 David Illsley began his report by advising that in February 2021, the NPA confirmed the designation of the area of Ringwood parish that falls within the New Forest National Park as a 'Neighbourhood Area'. This enabled Ringwood Town Council to prepare a

Neighbourhood Plan and over the last 3 years the Town Council, New Forest District Council and NPA officers had worked together on the preparation of the Neighbourhood Plan, led by the Town Council.

- 156.2 Following consultation on earlier iterations, the draft Plan was subject to a final 6-week public consultation between 18 August and 29 September 2023. During this consultation, the Authority submitted a limited number of representations focusing on suggested factual updates to the Plan.
- 156.3 The Plan and supporting documents were submitted to the independent Examiner for consideration in late 2023. The Examiner's report was received in February 2024 which supported the Plan proceeding to referendum as it met the Basic Conditions and relevant legal requirements, taking account of the recommended modifications being made by the Examiner in this regard.
- 156.4 In March 2024, officers from the NPA, NFDC and Ringwood Town Council met to consider the Examiner's recommendations. Having considered each of the recommended modifications, it was agreed to recommend to the Authority that it accept in full the Examiner's modifications to the draft plan. The Decision Statement attached to the submitted report outlined the alterations made to the draft Plan in response to each of the Examiner's recommendations.
- 156.5 In accepting the modifications set out by the Examiner in full, the draft Plan would be altered and the revised version would proceed to referendum. NFDC were also going through the same approval process in respect of the Plan.
- 156.6 If the majority of those who voted in a referendum were in favour of the Plan, then it must be 'made' by the NPA and NFDC. This would be a decision of the full Authority and the current intention was to present the final Plan for adoption at the Authority meeting on 25 July 2024.
- 156.7 Following discussion, members resolved to approve the recommendations in the report.

RESOLVED: that

- (a) the recommendations made in the Examiner's Report into the draft Ringwood Neighbourhood Plan (February 2024) be noted; and
- (b) the 'Decision Statement' in Annex 1 to the submitted report setting out the Authority's responses to the Examiner's Report be endorsed; and
- (c) it be noted the formal 'making' (i.e. adoption) of the Ringwood Neighbourhood Plan will be a decision for the full Authority meeting, subject to the majority of voters (i.e. more than 50%) voting in favour of the Plan at local referendum.

Voting: Unanimous

157 Wellow Neighbourhood Plan – NPA Response (PC 460/24)

- 157.1 As mentioned under Minute 151.2, Caroline Rackham declared a prejudicial interest of the NPA's Code of Conduct in this item and accordingly left the meeting during the debate on the item.

- 157.2 Members were advised that as the Committee was now inquorate, it would not be possible for it to make a formal decision on the Wellow Neighbourhood Plan. However, members could still consider the report and provide an informal recommendation under Standing Order 6.3 to the Chief Executive to decide on the matter under her delegated powers.
- 157.3 Due to the time constraints linked to the date of the local referendum and the timetable for the adoption of the Plan, members were in agreement with this approach and considered a presentation of the report by David Illsley. Following brief debate, members fully supported the recommendations contained in the report for referral to the Chief Executive as described above. The recommendations contained in the report and supported by members are set out below, it being noted that in the absence of a quorum, members were submitting an informal recommendation to the Chief Executive for approval under her delegated powers.

Recommendations to the Chief Executive for approval under her delegated powers and Standing Order 6.3

That:

(a) the recommendations made in the Examiner's Report into the draft Wellow Neighbourhood Plan (April 2024) be noted; and

(b) the 'Decision Statement' in Annex 1 to this report setting out the Authority's responses to the Examiner's Report be endorsed; and

(c) it be noted that the formal 'making' (i.e. adoption) of the Wellow Neighbourhood Plan will be a decision for the full Authority meeting, subject to the majority of voters (i.e. more than 50%) voting in favour of the Plan at local referendum.

158 Any other items which the Chairman decides are urgent.

158.1 There were no urgent items.

159 Date of next meeting

159.1 The next meeting is scheduled for Tuesday 18 June 2024, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:20 am.

..... Date

Chair