

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 MARCH 2025 AT 9:30 AM IN THE COUNCIL CHAMBER, LYMINGTON
TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

Attending:

Members:

Steve Trow (Chair)
Mary Davies (Deputy Chair)
Barry Dunning
Gavin Parker
Joe Reilly
Ann Sevier
Brice Stratford
Michael Thierry
Derek Tipp

Officers:

David Illsley	Policy and Conservation Manager
Paul Walton	Interim Monitoring Officer
Natalie Walter	Principal Planning Officer
Ben Gilpin	Planning Officer
David Stone	Corporate Services Manager
Vicki Gibbon	Member Services Administrator

223 Apologies for Absence

223.1 An Apology for absence was received from Caroline Rackham.

224 Declarations of Interest

224.1 There were no declarations of interest on this occasion.

225 Minutes

225.1 **RESOLVED:** That the minutes of the meeting held on 18 February 2025 be approved as a true record.

Voting: Non-voting against

226 Chair's Announcements

226.1 The Chair advised that David Illsley would be providing a short briefing on the latest Government planning reforms and the Planning & Infrastructure Bill following the meeting and asked members to remain in the Council Chamber.

228 Planning Applications for Committee Decision (Paper PC 481/25)

228.1 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.	24/01096/FULL
Details	Bramshaw House, Penn Common Road, Lyndhurst SO43 7JL – Erection of bungalow; garage; outbuilding; demolition of existing bungalow (AMENDED PLANS)
Public Participants	Robert Bull (Applicant) Cllr Sue Bennison (Bramshaw Parish Council)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<ol style="list-style-type: none"> 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. Development shall only be carried out in accordance with drawing nos: 422-PL-01; 422-PL-02 Rev A; 422-PL-03 Rev A; 422-PL-04 Rev A; 422-PL-05 Rev A; 422-PL-06; 422-PL-07; 422-PL-08 Rev A SV ARB Tree Constraints Plan (September 2023) 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). No development shall take place above slab level until samples or exact details of the facing and roofing materials (including glazing for roof lights, to minimise light emissions) for the dwelling and outbuildings have been submitted to and

	<p>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, SP17 and DP18 of the New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. No development shall take place above slab level until full details of all proposed door and window joinery for the dwelling and outbuildings, at scale 1:10 elevation and 1:5 section, 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 Policies DP2, SP16, SP17 and DP18 of the New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>5. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted SV Arb Arboricultural Report and Tree Constraint Plan dated September 2023 while in accordance with 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, and to accord with Policies DP2 and SP16 of the 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> <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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding (including alterations) otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out</p>
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	<p>without express planning permission first having been granted.</p> <p>Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>8. The outbuildings hereby approved 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>No external alterations shall be made without express planning permission being granted.</p> <p>Reason: To protect the character and appearance of the countryside in accordance with Policies SP16 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>9. Prior to installation, details / specification of noise levels associated with the approved Air Source Heat Pump (ASHP) shall be submitted to, and approved in writing by, the Local Planning Authority, and the ASHP shall thereafter be installed in accordance with such specifications and retained thereafter.</p> <p>Reason: In the interests of neighbouring amenity and to accord with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>10. No exterior lighting shall be installed, unless details are submitted to, and approved by, the Local Planning Authority in writing.</p> <p>Such exterior lighting details are to be compiled and take the form of a professionally informed lighting assessment, to include specifications of additional lighting, demonstrating accordance with the Institute for Lighting Professionals Guidance note 8 – Bats and artificial Lighting. Any such exterior lighting, as approved, shall be maintained in accordance with the specifications thereafter.</p> <p>Reason: In the interests of neighbouring amenity and ecology, and to accord with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>11. Prior to the commencement of the development hereby approved, details of biodiversity mitigation, compensation and enhancement shall be compiled by a competent person, and such details shall be submitted to, and agreed in writing by, the Local Planning Authority.</p>
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The details should include at a minimum, a method statement for demolition and vegetation clearance (timings, pre-demolition checks and supervision as necessary) as well as provision of compensation features including 5 bat tubes or crevice access opportunities, as well as 2 bird boxes. Suitable post completion monitoring check shall be undertaken and confirmation of satisfactory delivery provided to the Local Planning Authority by a competent person prior to occupation.

Reason: In the interests of wider ecology, and to accord with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

12. Prior to the commencement of the development hereby approved, a Construction Environment Management Plan (CEMP) shall be submitted based on the submitted construction logistics plan (drawing number 422-PL-08 Rev A) and including measures managing encroachment risks to the adjacent designated sites by ensuring all fencing and hoarding is within the property boundary and off the designated sites.

Development shall proceed strictly in accordance with the plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of wider ecology, and to accord with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

13. The areas covered by overhang as shown on the approved plans shall at no point be in-filled or incorporated into the main dwellinghouse.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the New Forest National Park Local Plan 2016-2036 (adopted August 2019).

Informative(s):

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.
Voting	Unanimous

REPORT ITEM 2	
Application No.	24/01207/FULL
Details	Land opposite The Cottage, Godshill Wood SP6 2LR – Use of building and land for agricultural bee keeping; extension to building, polytunnel
Public Participants	Joe Moorhouse (Agent)
Comments	Members were advised to disregard the second reason for refusal as this had now been removed following information which had been received to overcome the concerns of the Ecologist. Following discussion members resolved to refuse the application as per Officer recommendation, however it was a split vote (4:4, with 1 abstention) and therefore the Chair had the casting vote and used this vote to vote in favour of refusal.
Decision	Planning consent <u>refused</u>
Reasons	<p>Reason(s) for refusal</p> <p>1. The proposed development, by virtue of its scale, form and siting would add significantly to the built development on the site which would result in a harmful impact on the landscape character of the area and upon the character and appearance of the Western Escarpment Conservation Area. The proposed development would be contrary to Policies DP2, DP45, DP50, SP7, SP16 and SP17 of the New Forest National Park Local Plan 2016- 2036 (adopted August 2019) and the NPPF. In addition, the proposed development would not seek to further the purposes of the National Park, contrary to the requirement of Section 245 of the Levelling Up and Regeneration Act 2023, which amended Section 11A of the National Parks & Access to the Countryside Act 1949.</p>
Voting	4:4, 1 abstention Chair had casting vote

REPORT ITEM 3	
Application No.	24/01379/FULL
Details	29 High Street, Lyndhurst SO43 7NX – Conversion of first and second floors to form 4no. flats with ground floor bin and bike storage
Public Participants	Cllr Christine Read (Lyndhurst Parish Council)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

	<p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. Development shall only be carried out in accordance with plans:</p> <p>PP-001 rev. C - Location plan, Block plan, Existing and proposed plans and elevations</p> <p>No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3. The 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 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</p>
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	<p>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>4. Prior to the commencement of development ecological mitigation for the New Forest Special Protection Areas, Special Areas of Conservation and/or 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.</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) and the Authority's Habitat Mitigation Scheme.</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>
Voting	7:0, 2 abstentions

REPORT ITEM 4	
Application No.	24/01453/FULL
Details	Moor Cottage, Setley Lane, Setley, Brockenhurst SO42 7UG – Single storey side extension; demolition of existing conservatory
Public Participants	Justine Maybank (Applicant) Cllr John Korbey (Brockenhurst Parish Council)
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 numbers 1402_P00, 1402_P03 and 1402_P04. 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. No development shall take place above slab level 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 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>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. 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>Informative(s):</p> <p>1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place.</p> <p>Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the</p>
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	<p>need for a licence.</p> <p>If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:</p> <p>Stop all works immediately and leave the area</p> <p>Inform an ecologist immediately who will provide further guidance / instructions</p> <p>Do not try to handle or rescue a great crested newt</p> <p>Do not resume construction works until advised it is safe to do so by an ecologist</p> <p>It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.</p>
Voting	Unanimous

229 Planning Appeal Decisions (PC 482/25)

229.1 David Illsley, Policy and Conservation Manager, reported one Planning Appeal decision during the relevant period, which had been dismissed. The applicant's costs claim against the Authority had also been dismissed by the Planning Inspectorate.

230 Any other items which the Chairman decides are urgent.

230.1 There were no urgent items.

231 Date of next meeting

231.1 The next meeting is scheduled for Tuesday 15 April 2025, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:25 am.

..... Date

Chair