

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 20 MAY 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
Caroline Rackham
Ann Sevier
Michael Thierry
Derek Tipp

Officers:

David Illsley	Interim Head of Planning and Place
Paul Walton	Interim Monitoring Officer
Natalie Walter	Principal Planning Officer
Liz Marsden	Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Bonathan	Administration Assistant

243 Apologies for Absence

243.1 An Apology for absence was received from Brice Stratford.

244 Declarations of Interest

244.1 Ann Sevier declared a prejudicial interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 247 report item 2 as she was known to the applicant and objectors, Ms Sevier accordingly left the meeting during debate and vote on that item.

245 Minutes

245.1 **RESOLVED:** That the minutes of the meeting held on 15 April 2025 be approved as a true record.

Voting: Non-voting against

246 Chair's Announcements

246.1 The Chair thanked Gavin Parker for his much-valued service, commitment and advice to the planning committee over the last eight years. Professor Parker would be leaving the Authority in June as his term of office as a Secretary of State appointee ceases.

247 Planning Applications for Committee Decision (Paper PC 488/25)

247.1 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.	24/00919/FULL
Details	Spot In the Woods, 174 Woodlands Road, Woodlands, Southampton SO40 7GL - Change of use of existing building from C1 hotel to C3 residential; installation of balustrading to existing first-floor terraces; removal of faux mono-pitched roof
Public Participants	Ashley Bailey (Agent For) Michael & Sandra Hodson (Against)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<ol style="list-style-type: none"> Development shall only be carried out in accordance with plans: DR1 - Location plans 100 - Block plan 101 Rev. P1 - Site plan 103 Rev. P3 -Proposed first floor and roof plan 104 Rev. P3 - Proposed elevations 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). Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent re-enactment of these Orders, the building the subject of this permission shall be used for the purposes of Class C3 (residential) and for no other purposes whatsoever, without express planning permission first being obtained. Reason: In the interests of the amenity of nearby properties in accordance with Policies DP2 and SP15 of the New Forest National Park Local Plan 2016-2036 (August 2019). Within three months of the date of this permission, a lighting strategy with details of all existing and proposed external lighting installed or to be installed on the site shall be

	<p>submitted to and approved in writing by the New Forest National Park Authority. No additional lighting, other than that approved, shall be installed without specific planning permission having been granted.</p> <p>Reason: To protect the amenities of the area in accordance with Policies DP2, SP6 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. Within three months of the date of this permission, details of the proposed railing balustrade, including the colour, shall be submitted to and approved in writing by the New Forest National Park Authority. The works to replace the existing balustrade shall be carried out no later than three months from the date that these details are approved.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>5. 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 shall be erected or carried out without express planning permission first having been granted.</p> <p>Reason: In order to control any future extensions to the property and in the interests of amenity.</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	24/01338/FULL
Details	Harry's Field, Abbotswell Road, Frogham, Fordingbridge, Hampshire SP6 2JA - Use of land and buildings as a seasonal campsite for 50 pitches (including 8no. bell tents) for no more than 52 days in a calendar year (ADDITIONAL INFORMATION PROVIDED)
Public Participants	Jess Hall (Agent For) Helen Taylor (Against) Mrs Bernadette Tully (Hyde Parish Council)
Comments	Members were minded not to support Officer recommendation and resolved to refuse the application due to the impact on neighbour amenity and the proximity to designated sites.
Decision	Planning consent <u>refused</u>
Reason	1. The proposed development, by virtue of its siting and extent, would have an unacceptable adverse impact on neighbouring amenity. The proposal is therefore contrary to Policy DP2 of the adopted New Forest National Park Local Plan (August 2019).

	2. The application site lies in very close proximity to internationally and nationally designated sites (SSSI, SPA, SAC, Ramsar) where there are a range of potential impact pathways and it has not been demonstrated, to the satisfaction of the New Forest National Park Authority, that the proposed development would not have an adverse impact on the ecological integrity of the designated nature conservation sites. The proposal is therefore contrary to Policies SP5 and SP6 of the adopted New Forest National Park Local Plan (August 2019) and Section 15 of the National Planning Policy Framework.
Voting	Unanimous

248 Planning Appeals

248.1 David Illsley, Interim Head of Planning and Place, reported 2 appeal decisions in the last period with one being dismissed and the other allowed with conditions.

249 Any other items which the Chairman decides are urgent.

249.1 None.

250 Date of next meeting

250.1 The next meeting is scheduled for Tuesday 17 June 2025, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:35 am.

..... Date

Chair