

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 21 APRIL 2026 AT 9:30 AM IN THE COUNCIL CHAMBER, LYMINGTON
TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

Attending:

Members:

Richard Clewer
Mary Davies (Deputy Chair)
David Harrison
Caroline Rackham
Joe Reilly
Ann Sevier
Michael Thierry
Steve Trow (Chair)

Officers:

David Illsley	Interim Head of Planning and Place
Gareth Hale	Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Bonathan	Administrator

314 Apologies for Absence

314.1 Apologies for absence were received from John Adams and Brice Stratford.

315 Declarations of Interest

315.1 There were no declarations of interest on this occasion.

316 Minutes

316.1 **RESOLVED:** That the minutes of the meeting held on 17 March 2026 be approved as a true record.

Voting: Non-voting against

317 Chair's Announcements

317.1 None

318 Planning Applications for Committee Decision (PC 512/26)

318.1 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.	25/01405/FULL
Details	Field West of Treehouse Study Centre, Hartford Wood, Beaulieu SO42 7YL - Change of use to car park with access track, including surfacing, to serve Treehouse Study Centre
Public Participants	Rachel Pearson (For) Stephen Rigby (Against) Cllr Nick Hubbard (Beaulieu Parish Council)
Comments	Following discussion, Members were minded to include an additional condition that, should the study centre cease to operate, the application site would be restored to its former condition. This condition was duly proposed and seconded for inclusion.
Decision	Prior to the completion of a legal agreement to secure the BNG monitoring fee or the prior completion of a conservation covenant, the Interim Head of Planning and Place be authorised to grant planning permission 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 the following drawings and documents: PA23-135:01 Rev K, DR1, DR2, DR3, Car Park Management Plan (dated February 2026).</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 surface materials to be used in the development shall be as those set out on Drawing PA23-135:01 Rev K. 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 Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.</p>

	<p>The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.</p> <p>Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. No development shall take place until a construction management plan, informed by ecological professionals, has been submitted to and approved in writing by the National Park Authority. The plan shall include:</p> <ul style="list-style-type: none"> • details of a compound to be provided for the storage of materials, machinery, waste materials and spoil • details of the disposal of any spoil from the site • measures that will be implemented to avoid or mitigate constructional impacts and a plan for the control of unforeseen events such as dust and liquid pollution on the adjacent SSSI during the construction phase. <p>All materials, machinery, waste materials and spoil shall be stored within the approved compound.</p> <p>Development shall take place in accordance with the approved plan.</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>6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) 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 the protection of the Ancient Trees which run along the east of the site and highway safety and to comply with Policies SP6 and SP55 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.</p> <p>7. The Biodiversity Gain Plan, to be submitted and agreed in writing by the New Forest National Park Authority in accordance with paragraphs 13 and 14 of Part 2 of Schedule 7A of the Town and Country Planning Act 1990, shall be prepared broadly in accordance with the BNG Metric and draft BNG Plan, dated 28 November 2025, prepared by Jonathan Cox.</p> <p>Reason: to ensure delivery of the requisite biodiversity net gain</p>
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and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

8. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: to ensure delivery of the requisite biodiversity net gain and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

9. No development shall take place until a Precautionary Working Method Statement (PWMS) detailing reasonable avoidance measures for great crested newts has been submitted to and approved by the New Forest National Park Authority.

The PWMS shall include but is not limited to the following:

- Toolbox talk for contractors working on site including great crested newt ecology, features, and what to do if a great crested newt is found.
- Specific timing of works.
- Definition of a working corridor and access route to ensure that surrounding habitat is not impacted as a *result of the proposals*.
- *Managing vegetation to ensure it does not become suitable.*
- *Removing waste off site, storing materials properly, and excavation best practice for great crested newts.*

	<ul style="list-style-type: none"> • Working practices and housekeeping of the site. • As well as additional site-specific best practice measures required to ensure no impacts to great crested newts. <p>Works shall only be undertaken in accordance with the approved PWMS.</p> <p>Reason: In the interests of ecology and in accordance with Policy SP6 of the New Forest National Park Local Plan 2016- 2036 (August2019).</p>
10.	<p>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 ecological reports hereby approved (Countryside Education Trust Car Park, Beaulieu, Hampshire: Preliminary Ecological Appraisal, dated 28 November 2025, and Field West of Treehouse Study Centre Great Crested Newt Further Assessment, dated 13 March 2026).</p> <p>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>
11.	<p>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>
12.	<p>No parking shall take place on the site in connection with any other events or activities other than those held in connection with the Treehouse Study Centre.</p> <p>Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p>
13.	<p>Should the use of the Treehouse Study Centre cease, the application site shall be restored to its former condition within six months of the cessation of that use.</p> <p>Reason: The proposed car park is only justified in conjunction with the use of the Treehouse Study Centre and in accordance with Policy SP39 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p>

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.

2. There is a low risk that great crested newts (GCN) may be present at the application site. It is considered to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development.

However, the application site lies in the red impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.

3. In considering this application it has been noted that protected trees are within close proximity of the proposed development. You are therefore advised to contact the Authority's Tree Team on 01590 646620 for further advice as legal proceedings can be pursued if unauthorised works to protected trees (including root damage) occur.

4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

	<p>(b) the planning authority has approved the plan.</p> <p>The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the New Forest National Park Authority.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.</p> <p>Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.</p>
Voting	7:1

REPORT ITEM 2	
Application No.	25/01466/FULL
Details	Hincheslea House, track in Hincheslea, Brockenhurst SO42 7UP - Balcony; porch; loft extension; dormer
Public Participants	Deborah Slade (For / Agent) Cllr John Korbey (Brockenhurst Parish Council)
Decision	Planning consent <u>refused</u>
Reasons	<p>1. The proposed development, by virtue of its scale, siting and design would not be in keeping with or appropriate to the existing building and its setting. The proposal would cause less than substantial harm to the significance of a non-designated heritage asset and it would fail to be appropriate or sympathetic to its setting within a historic parkland. It has not been sufficiently demonstrated that the harm has been outweighed by public benefit. The proposal would be contrary to the requirements of Policies DP2, DP18, and SP16 of the New Forest National Park Local Plan 2016-2036 (August 2019), sections 12, 15 and 16 of the National Planning Policy Framework and the Design Guide SPD. Furthermore, 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 and Access to the Countryside Act 1949.</p>
Voting	6:2

319 Planning Appeals (PC 513/26)

319.1 David Illsley, Interim Head of Planning and Place, reported seven planning appeals which had been received since the last meeting, four of which had been dismissed and three allowed with conditions.

320 Government Consultation on Planning Committees & the National Scheme of Delegation; and Planning Application Fees (PC 514/26)

320.1 David Illsley introduced his report, advising Members that in late March 2026 the Government launched two public consultations relating to Planning Committees & the national scheme of delegation; and planning application fees. He explained that his report summarised the key elements of the consultations, the implications for the delivery of the Authority’s statutory planning functions, and the Authority’s recommended responses.

320.2 Mr Illsley outlined the details of the two consultations and the Authority’s proposed responses, inviting Members’ comments and seeking endorsement of the recommendations set out below. In relation to the consultation on planning application fees, the Committee requested that additional detail be included to reflect that, where enforcement action was successful, all associated costs should be recovered.

RESOLVED: that the Planning Committee:

(a) endorse the response set out in the box after paragraph 2.6 of the report as the Authority’s consultation response to the Government’s proposed reforms to Planning Committees; and delegate authority to the Interim Head of Planning & Place to submit by the deadline of 23 April 2026; and

(b) endorse the responses set out in the boxes after paragraphs 3.7, 3.10 and 3.12 as the Authority’s consultation response to the Government’s proposed reforms to planning application fees; and delegate authority to the Interim Head of Planning & Place to submit by the deadline of 18 May 2026.

Voting: Unanimous

321 Any Other Business

321.1 The Chair expressed his dissatisfaction with the microphone system used during the meeting and apologised to members of the public who may have experienced difficulty listening via the website. Mr Trow requested that this issue be followed up, with a view to implementing a new microphone system.

322 Date of next meeting

322.1 The next meeting is scheduled for Tuesday 19 May 2026, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:10 am.

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Chair

Date