

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 AUGUST 2026 AT 10 AM IN THE COUNCIL CHAMBER, LYMINGTON
TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG

Attending:

Members:

Gordon Bailey
Mary Davies (Deputy Chair)
Martin Eyre
David Harrison
Caroline Rackham
Joe Reilly
Steve Trow (Chair)

Officers:

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

341 Apologies for Absence

341.1 Apologies for absence were received from John Adams, Richard Clewer, Brice Stratford and Ann Sevier.

342 Declarations of Interest

342.1 David Harrison declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 345 report item 2 as a member of New Forest District Council.

Caroline Rackham declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 345 report item 2 as a member of New Forest District Council.

Joe Reilly declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 345 report items 2 and 6 as a member of New Forest District Council and the application falls within Mr Reilly's NFDC ward respectively.

343 Minutes

343.1 **RESOLVED:** That the minutes of the meeting held on 21 July 2026 be approved as a true record.

Voting: Non-voting against

344 Chair's Announcements

- 344.1 The Chair informed the Committee that the Government had published the new National Planning Policy Framework (NPPF) and invited David Illsley, Interim Head of Planning and Place, to provide a brief update.

Mr Illsley advised that the new NPPF had been published on 17 August 2026 and took immediate effect. The NPPF is a material consideration in the determination of planning applications from the date of publication. He explained that, in relation to the current meeting, officers had undertaken a review of the new Framework and confirmed there were no changes to the recommendations in the published reports.

Mr Illsley further advised that, where necessary, officers would highlight any changes to the NPPF relevant to individual application reports when presenting them to the Committee. Members were encouraged to seek clarification should they be uncertain about any aspect of the revised framework. He added that a more detailed presentation on the changes would be provided at a later stage.

- 344.2 The Chair welcomed Gordon Bailey and Martin Eyre to the committee as new members.

345 Planning Applications for Committee Decision (PC 518/26)

- 345.1 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.	26/00190/ADV Advertisement Consent
Details	Meadens Ltd, Meadens Skoda of Brockenhurst, Sway Road, Brockenhurst SO42 7SH - Display of 2no. fascia signs (non-illuminated); 1no. entrance portal (non-illuminated); 1no. double sided flag sign (non-illuminated); removal of existing signage (Application for Advertisement Consent)
Public Participants	John Korbey (Brockenhurst Parish Council)
Comments	Natalie Walter advised Committee Members of the changes between the previous National Planning Policy Framework (NPPF, December 2024) and the updated NPPF (August 2026) that were relevant to the application and that these did not affect the recommendation. The application was considered in accordance with the updated framework, with particular regard to Section 4: Achieving sustainable development, Section 3: Decision-making, Section 15: Promoting sustainable transport, and Section 16: Promoting healthy communities.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

	2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. 3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority. 4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. 5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, and road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military). 6. The advertisements shall only be carried out in accordance with drawings: page 1 Site Location Plan; page 3 Proposed Elevations; and page 4 Elevation of Post Sign. No alterations to the approved signage shall be made unless otherwise agreed in writing by the New Forest National Park Authority. Reason: To ensure an acceptable appearance of the advertisements in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
Voting	Unanimous

REPORT ITEM 2	
Application No.	26/00366/ADV Advertisement Consent
Details	New Forest District Council Car Park, Brookley Road, Brockenhurst SO42 7RA - Installation of 2no. single-sided noticeboards
Public Participants	Cllr John Korbey (Brockenhurst Parish Council)
Decision	Planning consent <u>granted</u> subject to conditions
Comments	Julie Blake highlighted the changes within the updated National Planning Policy Framework (NPPF, August 2026) that were relevant to this application, namely Section 14: Achieving Well-Designed Places, Section 19: Conserving and Enhancing the Natural Environment, and Section 20: Conserving and Enhancing the Historic Environment. Ms Blake advised that these changes would not alter the assessment of the application and would not affect the recommendation.
Conditions	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. - Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority. - Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. - Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority. - No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. - No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, and road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military). - Development shall only be carried out in accordance with Drawings DR1 (Location Plan), DR2 (Block Plan), 15023 (Notice board details). 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).
Voting	Unanimous

REPORT ITEM 3	
Application No.	26/00455/FULL
Details	Yew Tree, Lyndhurst Road, Minstead, Lyndhurst SO43 7FX - Outbuilding extension; solar panels; fenestration alterations; raise chimney height; replacement cladding; pergola; air source heat pump
Public Participants	Gary Bradford (Agent / For) Dimitry Pascoe (Minstead Parish Council)

Comments	In presenting the item, Carly Cochrane drew Members' attention to the changes introduced by the new National Planning Policy Framework (NPPF, August 2026), specifically Section 14: Achieving Well-Designed Places, Section 19: Conserving and Enhancing the Natural Environment, and Section 20: Conserving and Enhancing the Historic Environment. She advised that, following a review of the application against the updated guidance, there was no change to the officer recommendation. Ms Cochrane also informed the Committee that an additional condition relating to the pergola had been proposed. Following consideration, Members agreed that this condition should be incorporated into the recommendation.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	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 582.01 Rev B - Location & Block Plan, 582.05 Rev A - Proposed Garage Elevations, Roof and Floor Plans, 582.07 - Proposed Dwelling Floor Plans, 582.08 - Proposed Dwelling Elevations, 582.11 - Proposed Pergola Elevations, Roof and Floor Plan and 582.12 Rev B - Floor Sections. 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, window and door cross sections, details of the air source heat pump and solar panels have been submitted to and approved in writing by the New Forest National Park Authority. Development shall only be carried out in accordance with the details approved. 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). No development shall take place above slab level until a full mortar specification and a sample/details of the proposed bricks and pot are submitted to and approved in writing by the Local Planning Authority.

	Development shall only be carried out in accordance with the details approved. Reason: In the interests of preserving the character and appearance of the listed building of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019). 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. 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). 6. The pergola shall remain of the design and materials shown on drawing number 582.11 hereby approved. Reason: To ensure an acceptable appearance of the Listed Building and to ensure the dwelling remains of a size which is appropriate to its location within the countryside, to comply with Policies SP16, DP35 and DP36 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).
Voting	Unanimous

REPORT ITEM 4	
Application No.	26/00482/LBC
Details	Yew Tree, Lyndhurst Road, Minstead, Lyndhurst SO43 7FX - Outbuilding extension; solar panels; fenestration alterations; raise chimney height; replacement cladding; pergola; air source heat pump; internal alterations (Application for Listed Building Consent)
Public Participants	Gary Bradford (Agent / For)
Comments	In presenting the item, Carly Cochrane drew Members' attention to the changes introduced by the new National Planning Policy Framework (NPPF, August 2026), specifically Section 14: Achieving Well-Designed Places, Section and Section 20: Conserving and Enhancing the Historic Environment. She advised that, following a review of the application against the updated guidance, there was no change to the officer recommendation.
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. 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 582.01 Rev B - Location & Block Plan, 582.05 Rev A - Proposed Garage Elevations, Roof and Floor Plans, 582.07 - Proposed Dwelling Floor Plans, 582.08 - Proposed Dwelling Elevations, 582.11 - Proposed Pergola Elevations, Roof and Floor Plan and 582.12 Rev B - Floor Sections. 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 development shall take place above slab level until samples or exact details of the facing and roofing materials, window and door cross sections, details of the air source heat pump and solar panels have been submitted to and approved in writing by the New Forest National Park Authority. Development shall only be carried out in accordance with the details approved. Reason: in the interests of preserving the character and appearance of the listed building and to ensure an acceptable appearance of the building in accordance with Policy DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019). 4. No development shall take place above slab level until a full mortar specification and a sample/details of the proposed bricks and pot are submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the details approved. Reason: In the interests of preserving the character and appearance of the listed building in accordance with Policy SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019). 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. 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).
Voting	Unanimous

REPORT ITEM 5	
Application No.	26/00492/VAR Variation / Removal of Condition
Details	Walden Cottage, 9, New Forest Drive, Brockenhurst SO42 7QT - Application to remove conditions 2 and 3 of planning permission NFDC/97/60754 for house and garage (demolish existing)
Public Participants	Lisa Fordyce (Agent / For) John Korbey (Brockenhurst Parish Council)
Decision	<u>Approved</u> without conditions
Comments	In presenting the item, Carly Cochrane drew Members' attention to the changes introduced by the new National Planning Policy Framework (NPPF, August 2026), specifically Section 14: Achieving Well-Designed Places. She advised that, following a review of the application against the updated guidance, there was no change to the officer recommendation.
Voting	Unanimous

REPORT ITEM 6	
Application No.	26/00543/FULL
Details	Cardan House, Romsey Road, Cadnam, Southampton SO40 2NN - Single storey rear extension
Public Participants	Alex Webb (Agent / For)
Comments	In presenting the item, Natalie Walter drew Members' attention to the changes introduced by the new National Planning Policy Framework (NPPF, August 2026), specifically Section 3: Decision-making policies; Section 4: Achieving sustainable development; Section 14: Achieving well-designed places; Section 18: Managing flood risk and coastal change; and Section 19: Conserving and enhancing the natural environment. She advised that, following a review of the application against the updated guidance, there was no change to the officer recommendation.
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	- 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 the following drawings and documents: Block and Location Plan – Reference 2-DCC-25 Floorplans and Elevations – Reference 1-DCC-25 Flood risk assessment (Southern Planning Practice April 2026) Curtilage Plan – Reference 5-DCC-25

	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 SP17, DP2, DP12 and DP18 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). 3. The external facing brickwork 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. 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). Informative(s): 1. Please be advised that the red line on drawing number 2-DCC-25 is representative only of the application site and not the extent of residential curtilage associated with the applicaiton dwelling.
Voting	6:0, 1 abstention

346 Planning Appeals (*PC 519/26*)

- 346.1 David Illsley, Interim Head of Planning and Place, presented a report on planning appeals received during the reporting period. He reported one appeal received which had been dismissed.

347 Any Other Business

- 347.1 The Chair invited David Illsley to provide a brief update on the changes introduced by the new National Planning Policy Framework (NPPF) in relation to unauthorised development and retrospective planning applications. This is set out in policy DM8 (Unauthorised development and enforcement) in the revised Framework.

Mr Illsley explained that, under previous guidance, retrospective planning applications for unauthorised development were required to be considered in the same manner as any other planning application. However, under the revised NPPF, planning officers and committees may now give weight to the retrospective nature of an application. Consequently, where there is clear evidence that an unauthorised development had been carried out intentionally, this may be afforded significant weight when determining whether planning permission should be granted.

Mr Illsley advised that the National Park Authority would consider the implications of the revised guidance further and provide additional information to the Committee in due course.

348 Date of next meeting

348.1 The next meeting is scheduled for Tuesday 15 September 2026, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:40 pm.

..... Date
Chair