

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 21 JULY 2026 AT 9:30 AM IN THE COUNCIL CHAMBER, NFDC,
APPLETREE COURT, BEAULIEU ROAD, LYNDHURST SO43 7PA

Attending:

Members:

Mary Davies (Deputy Chair)
David Harrison
Caroline Rackham
Joe Reilly
Ann Sevier
Brice Stratford
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
Liz Young	Senior Planning Officer
Vicki Gibbon	Member Services Administrator
Rachel Bonathan	Administrator

331 Apologies for Absence

331.1 Apologies for absence were received from John Adams and Richard Clewer.

332 Declarations of Interest

332.1 Mary Davies declared a prejudicial interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 335 report items 1, 3 and 4 as a member and decision maker of Landford Parish Council, she accordingly left the meeting during the debate and vote on those items.

333 Minutes

333.1 **RESOLVED:** That the minutes of the meeting held on 16 June 2026 be approved as a true record.

Voting: Non-voting against

334 Chair's Announcements

334.1 The Chair advised that the order of the agenda would be amended slightly, with report items 1, 3 and 4 being heard first, as representatives of the Parish Council in attendance were required to leave early to attend another meeting.

335 Planning Applications for Committee Decision (PC 514/26)

335.1 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.	25/00416/FULL
Details	Red Barns, Hamptworth Road, Hamptworth, Salisbury SP5 2EA - Change of use; cladding; alterations
Public Participants	Deborah Slade (Agent For) Dr D P Milnthorpe (Against) Cllr Jonathan Price & Cllr Marnie Phillips (Landford Parish Council)
Comments	Following the debate, Members were minded to include an additional condition requiring the submission of a Construction Management Plan. During the vote on the application, Members were evenly split, with three votes in favour and three against. The Chair exercised their casting vote in favour of the proposal (having also voted that way as his initial vote), and it was therefore resolved that planning permission be granted.
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 plans: 2023/03 F, 2025-01. 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 commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority: Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a

	description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites. Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority. Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy. Reason: To reduce the risks associated with land contamination. 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. 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. 5. The development hereby permitted shall not be occupied until: a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been
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	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; 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 c) All measures forming part of that mitigation package have been provided to the Local Planning Authority. The development shall be carried out in accordance with and subject to the above details. 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 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). 6. 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. 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). 7. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation, compensation and enhancement which are set out in the
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	Phillips Ecology Phase 2 Bat Emergence Survey Report dated June 2026 hereby approved. The specified measures shall be implemented and retained at the site in perpetuity. 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). 8. Upon completion of the development, confirmation of the installation of the ecological mitigation, compensation and enhancement measures as set out within the Phillips Ecology Phase 2 Bat Emergence Survey Report dated June 2026, shall be submitted to the Authority. This should be undertaken by a professional ecologist, and can be in the form of an email/photos. 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). 9. The measures set out in the Noise Management Plan as detailed in Section 5.2 of SLR Noise Assessment Report (Ref No: 402.064725.00001 dated March 2023) shall be implemented in full and maintained at all times thereafter. 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). 10. 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). 11. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the National Park Authority that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats, and upon neighbouring amenity and highways. The CEMP should address the following: Storage of construction materials, equipment and machinery; Hours of operation/work; Waste disposal; Noise/visual/vibrational impacts;
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	Light impacts. Development shall then only take place in accordance with the agreed CEMP. Reason: To safeguard protected species and in the interest of the amenity of local residents and highway safety in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (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	3:3 – Chair exercised casting vote in favour of the application (4:3)

REPORT ITEM 2	
Application No.	25/00866/FULL
Details	R S Recovery Limited, Holbury Cottage, Lime Kiln Lane, Holbury, Southampton, SO45 2HE - Change of use from scrapyards to vehicle recovery site; reconfiguration of site to include erection of 1no. workshop, 6no. shipping containers, 4no. portacabins & 1no. toilet & shower unit; replacement and new hardstanding; external lighting; erection of electric entrance gate and perimeter fence; removal of 1no. portacabin (ADDITIONAL INFORMATION)
Public Participants	Shaun Conway (For)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	1. Development shall only be carried out in accordance with the following Plans and Documents: - Location Plan – 3000 P04 - Proposed Site Plan – 3001 P11 - Proposed Warehouse – 3002 P05 - Base Materials – Proposed Base (uploaded 5 December

	2025) Additional Buildings – 3003 P04 Boundary Treatments – 3004 P02 External Lighting Report (JCC 12 February 2026) Drainage Report (Geosmart 21 April 2026) Tricel Novo Wastewater Treatment Specification (uploaded 2 June 2026) Package Treatment Plant Performance Certificate (PIA uploaded 2 June 2026) Environmental Noise Impact Assessment Report (ES Acoustics 11 March 2026) Ecological Appraisal Update (Aluco Ecology Ltd August 2025) Transport Statement (Prime Transport Planning July 2025) 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). 2. Within three months of the date of this decision a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include: (a) the existing trees and shrubs which have been agreed to be retained; (b) a specification for new planting (species, size, spacing and location); (c) other means of enclosure / external finish to existing means of enclosure; (d) a timetable, method and programme for its implementation and the means to provide for its future maintenance. No further development shall take place unless these details have been approved and then only in accordance with those details. Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate
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	way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019). 3. No development shall take place above slab level on the approved workshop 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. 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). 4. Within three months of the date of this decision a surface water drainage scheme for the site has been submitted to the Local Planning Authority and has been approved in writing. The drainage scheme shall be informed by the approved Sustainable Drainage Assessment (Geosmart 21/04/2026) and shall include the following information: a. Site specific infiltration testing b. Rationale for proposed soakaway design having regard to existing ground conditions / water table c. Final drainage design including Sustainable Urban Drainage Features along with a timetable for implementation and measures for maintenance in the long term. The approved drainage measures shall be implemented fully in accordance with the approved details and implementation scheme and shall be retained for the lifetime of the approved development. Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and paragraph 182 of the NPPF. 5. No further development (including any site clearance and demolition) shall take place until a Construction Environmental Management Plan (CEMP) (to be informed by the recommendations contained within the approved Ecological Appraisal, Aluco Ecology Ltd, August 2025) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details in respect of the following: - A - Measures to minimise noise/vibration - B - Measures to mitigate chemical leaching/run-off/dust spill - C - Measures to ensure vegetation clearance / tree pruning and works take account of potential presence of protected species
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D - Measures to avoid impacts on nocturnal species
 E - Siting of site welfare facilities.
 F - Stockpiling of materials
 G - Measures to protect retained habitats including the surrounding woodland and ditches

Development shall be carried out fully in accordance with the details as approved.

Reason: To ensure development would not result in unacceptable adverse impacts on amenity, would not give rise to pollution and so as to protect and maintain features of the natural environment, including trees, habitats and species of biodiversity importance as required by Policies DP2 and SP6 of the New Forest National Park Local Plan 2016 – 2036.

6. Prior to the commencement of any further development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

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).

7. Within two months of the date of this decision, a post-installation noise assessment shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with this condition. Any mitigation measures identified shall be implemented in full within one month of their written approval and shall be retained for the lifetime of the approved development.

Reason: To ensure the proposed development would not would not result in unacceptable adverse impacts associated with noise pollution as required by Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

8. 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).

9. Within three months of the date of this decision all specified measures contained within the lighting assessment (JCC Lighting Design 12.02.2026) shall be implemented in full.

All external lighting which is not included within the approved lighting scheme shall be removed from the site within three months of the date of this decision.

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).

10. The rating level of noise arising from all fixed plant and equipment associated with the vehicle repair workshop, including but not limited to air conditioning units, ventilation systems, extraction equipment, and compressors, shall not exceed the existing background sound level (LA90) at the nearest noise-sensitive premises, when assessed in accordance with BS 4142:2014+A1:2019.

The assessment shall include any appropriate acoustic character corrections, including for tonality, impulsivity, and intermittency.

Reason: To ensure the proposed development would not result in unacceptable adverse impacts associated with noise pollution as required by Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

11. No activity shall take place within the workshop in connection with the approved use other than between the hours of 07:30 and 18:00 Monday to Fridays, and 08:00 and 12:00 pm Saturdays not including recognised public holidays.

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).

12. The approved parking and cycle parking measures (Drawing 3001 P11) shall be introduced within four months of the date of this decision.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

13. No further demolition/development shall take place/commence until a programme of archaeological work has been secured, including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Development shall proceed fully in accordance with the details as approved.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

14. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

15. Other than those approved in Drawing Number 3001 P11, no other containers shall be sited within the red line of the application site.

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).

Informative(s):

1. The appropriate course of action to meet the terms of conditions 13 and 14 would be to commission an archaeological contractor with a proven track record to provide a written scheme of investigation for an archaeological watching brief of groundworks in the northern half on the site.
2. 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. 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 need for a licence.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

Stop all works immediately and leave the area
 Inform an ecologist immediately who will provide further guidance / instructions
 Do not try to handle or rescue a great crested newt
 Do not resume construction works until advised it is safe to do so by an ecologist

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.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the New Forest National Park Authority's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at <https://naturespaceuk.com/>.

	3. Please be advised that the Developer must contact the Environment Agency in order to establish whether the proposed package treatment plant requires a permit. It is against the law to operate without a permit where one is shown to be needed. https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit The discharge of domestic sewage associated with this development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at https://www.gov.uk/permits-you-need-for-septic-tanks/permits or contact the Environment Agency on 03708 506506. 4. The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.
Voting	Unanimous

REPORT ITEM 3	
Application No.	26/00331/FULL
Details	Smallbrook Cottage, Hamptworth Road, Landford, Salisbury SP5 2DT - Replacement conservatory; decking
Public Participants	Deborah Slade (For)
Comments	At the time of voting, no Members voted in favour of the officer recommendation, with five votes against and one abstention. A motion to refuse the application was subsequently proposed on the grounds of an inappropriate design in respect of bulk, massing and materials detracting from the appearance of the listed building. Members then voted in favour of the motion to refuse the application.
Decision	Planning consent <u>refused</u>
Reasons	The development, by reason of its inappropriate design in respect of its bulk, massing and materials, detracts from the appearance of the Listed Building, a designated heritage asset, and fails to reflect its important historical and architectural character. Additionally, the design results in significant artificial light spillage into the open countryside of the National Park, in a highly tranquil area in respect of Dark Skies, harmful to the intrinsic landscape character and special qualities of the National Park. The development is therefore contrary to Policies SP7, SP15, SP16, SP17, DP2, DP18 and DP36

	of the adopted New Forest National Park Local Plan 2016-2036 (August 2019); and sections 12, 15 and 16 of the National Planning Policy Framework (2024). Furthermore, the proposed development would not further the purposes of the National Park (namely to conserve and enhance the cultural heritage of the National Park and to promote people's enjoyment of the special qualities), 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
Voting	5:0, 1 abstention

REPORT ITEM 4	
Application No.	26/00332/LBC
Details	Smallbrook Cottage, Hamptworth Road, Landford, Salisbury SP5 2DT - Replacement conservatory; decking (Application for Listed Building Consent)
Public Participants	Deborah Slade and Amrik Chahal (For)
Comments	At the time of voting, no Members voted in favour of the officer recommendation, with six votes against. A motion to refuse the application was subsequently proposed as per report item 3. Members then voted in favour of the motion to refuse the application.
Decision	Planning consent <u>refused</u>
Reasons	The development, by reason of its inappropriate design in respect of its bulk, massing and materials, detracts from the appearance of the Listed Building, a designated heritage asset, and fails to reflect its important historical and architectural character. The development is therefore contrary to Policies SP16, DP2 and DP18 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019); and sections 12, 15 and 16 of the National Planning Policy Framework (2024). Furthermore, the proposed development would not further the purposes of the National Park (namely to conserve and enhance the cultural heritage of the National Park and to promote people's enjoyment of the special qualities), 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.
Voting	Unanimous

REPORT ITEM 5	
Application No.	26/00376/FULL
Details	Lime Wood, Beaulieu Road, Lyndhurst SO43 7FZ - Track with lighting and fencing
Public Participants	Kenneth Speirs (For) Melanie Wathen (Lyndhurst Parish Council)
Decision	Planning consent <u>refused</u>
Reasons	1. The proposed development would result in a significant incursion of commercial development associated with the neighbouring hotel use onto agricultural land which falls wholly outside the established hotel grounds. The need for a countryside location has not been substantiated and the proposal would fail to enhance the Special Qualities of the New Forest National Park. The proposal would also lead to the potential loss of back up grazing land for New Forest commoners. There are no material considerations which would justify granting planning permission in this case and the proposed development is therefore in conflict with Policies SP4, DP45, SP46 and SP48 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). Furthermore, the proposed development would not seek to further the statutory purposes of the National Park, contrary to the requirements of Section 245 of the Levelling Up and Regeneration Act 2023 which amended Section 11A of the National Park and Access to the Countryside Act 1949. 2. The proposal would erode the rural character of the area and lead to a loss of tranquillity. Furthermore, it would fail to enhance landscape character through high quality design, would not respond to local distinctiveness, would not be contextually appropriate and would lead to a harmful suburbanising impact. The proposed development would therefore be contrary to Policies SP1, SP7, DP2, SP15 and SP17 of the New Forest National Park Local Plan 2016- 2036 (August 2019).
Voting	6:0, 1 abstention

REPORT ITEM 6	
Application No.	26/00447/FULL
Details	Foxlease Cottages, Clay Hill, Lyndhurst SO43 7DE - Change of use of dwelling 'Link Cottage' from residential use (Use Class C3) to office use (Use ClassE(g))
Public Participants	Melanie Wathen (Lyndhurst Parish Council)
Comments	Gareth Hale addressed members on the application reminding them that the decision to purchase the site had come before members at

	an Authority meeting in the summer of 2025, with some members present today having been part of that decision. He also reminded members that the decision today was a separate decision based solely on the planning merits or de-merits of the application and that members are taking that decision with a different hat on to the previous decision to acquire the site. David Harrison raised that he was slightly discomforted about the Authority's own planning application before planning committee for determination. Steve Trow (Chair) outlined that was the very reason it was before members today for openness and clarity. Gareth Hale (Solicitor and Monitoring Officer) clarified that the Authority's Scheme of Delegations automatically requires any planning applications from the Authority to come to Planning Committee for determination. This is to ensure openness and transparency rather than these matters being determined by a delegated officer decision.
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 Drawings 01 and 04. 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 activity shall take place on the site in connection with the approved use other than between the hours of 08:30 and 17:30 Monday to Saturdays, not including recognised public holidays. 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). 4. A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied. The spaces shall be retained and kept available for their intended purpose at all times.

	Reason: To ensure adequate parking provision is made in the interests of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019), Section 9 of the National Planning Policy Framework and the Development Standards SPD.
	5. The arrangements for parking and turning within its curtilage (Drawing 01) shall be kept available for their intended purposes at all times. Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.
	6. 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).
	7. 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 report hereby approved (Preliminary Ecological Appraisal, ABR Ecology 7 April 2026). The specified measures shall be implemented before the development is brought into use and shall be retained at the site for the lifetime of the approved development. 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).
	8. The building identified in Drawing 01 shall be use for Use Class E(g) and for no other purpose (including any other use in Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that class in any statutory instrument revoking and reenacting that order. Reason: To ensure that any other use of the building would be suitable in this predominantly rural area and to protect the occupiers of the neighbouring premises in accordance with Policies of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and paragraph 198 of the

	National Planning Policy Framework Informative(s): 1. Please be advised that this planning consent does not cover the refurbishment of the Foxlease Cottages ('B1') and the associated outbuilding ('B2'). Further ecological surveys will be required in relation to these works and should be submitted as part of any formal application for planning permission or listed building consent. Please refer to paragraph 2.40 of the approved Preliminary Ecological Appraisal (PEA) Report, ABR Ecology 7th April 2026)
Voting	5:0, 2 abstentions

336 Planning Appeals (PC 515/26)

- 336.1 David Illsley, Interim Head of Planning and Place, presented a report on planning appeals received during the reporting period. He advised members that eight appeals had been submitted, of which six had been allowed. Costs had been awarded in one case against the Authority, while an application for costs against the Authority had been refused in a separate appeal case for a major application within the National Park.

337 Permitted Development Rights: Schools, Assets of Community Value, Defence and Conservation - New Forest National Park Authority Consultation Response (PC 516/26)

- 337.1 David Illsley presented his report and advised members that, on 10 June 2026, the Government launched a consultation on proposed further revisions to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. He explained that this was a significant consultation, reflecting the importance the Government placed on the emerging Environmental Delivery Plans (EDPs) as a mechanism for delivering co-ordinated strategic mitigation to support planned development.
- 337.2 Mr Illsley highlighted the Authority's response to the consultation, noting that the Authority was broadly supportive in principle of measures that facilitate the delivery of nature recovery initiatives. He advised that the response recommended that National Park Authorities should continue to have a role in the prior approval process. He then asked members to support the recommendation as below.

RESOLVED: that

Members of the Planning Committee endorse the key principles set out in the box after paragraph 3.1 of report number *PC 516/26* to form the basis of the Authority's consultation response; and delegate authority to the Interim Head of Planning & Place to submit the final response by the deadline of 5 August 2026.

Voting: Unanimous

338 Proposed Planning Application Revised Local Requirements (PC 517/26)

- 338.1 Natalie Walter advised the committee that a consultation on a revised list of local requirements for submission with planning applications as required by Government had

recently taken place. Ms Walter highlighted the key themes arising from the consultation responses, as detailed in the report, and recommended that members approve and adopt the revised list of local requirements as presented. Subject to a number of minor amendments, which were noted during the discussion, members resolved to approve the recommendation as set out below.

RESOLVED: that
the proposed revised local requirements as set out in the table attached to Appendix 2 of report number *PC 517/26* be adopted.

Voting: Unanimous

339 Any Other Business

339.1 There were no further items of business.

340 Date of next meeting

340.1 The next meeting is scheduled for Tuesday 18 August 2026, to be held in the Council Chamber, NFDC, Appletree Court, Beaulieu Road, Lyndhurst SO43 7PA.

The meeting ended at 12:30 pm.

..... Date

Chair