

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 20 JANUARY 2026 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)
John Adams
David Harrison
Caroline Rackham
Joe Reilly
Ann Sevier
Michael Thierry

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
Vicki Gibbon	Member Services Administrator
Rachel Bonathan	Administrator

287 Apologies for Absence

287.1 An apology for absence was received from Brice Stratford.

288 Declarations of Interest

288.1 There were no declarations of interest on this occasion.

289 Minutes

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

Voting: Non-voting against

290 Chair's Announcements

290.1 None

291 Planning Applications for Committee Decision (PC 502/26)

291.1 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.	25/00535/FULL
Details	Land Opposite Manor Farm, South Of Manor Road, Dibden SO45 5TJ - Retention and completion of barn to facilitate animal rescue use; cladding
Public Participants	Wendy Perring (For) Jenny Barrow (Against)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. Development shall only be carried out in accordance with the following plans:</p> <p>TQRQM25127120325177- Location Plan DR2- Block Plan 022 Rev A- Site/ Floorplan Proposed 031 Rev A- All Elevations Proposed 023 Proposed Roof Plan</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>2. Within two 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:</p> <p>(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) areas for hard surfacing and the materials to be used; (d) other means of enclosure; (e) a method and programme for its implementation and the means to provide for its future maintenance. (f) timetable for implementation</p> <p>Development shall be carried out fully in accordance with the details as approved and shall be implemented fully in accordance with the agreed timeframe.</p> <p>Reason: To safeguard trees and natural features and to</p>

	<p>ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>3. Within two months of the date of this decision, 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.</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> <p>4. No external lighting shall be installed on the building 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. The external facing roofing materials to be used in the development shall be metal box profile sheeting in dark green 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 Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>6. The building the subject of this permission shall only be used for the purposes of the grazing activity on the site and shall not be used for any commercial use or for any use involving visiting public.</p> <p>Reason: The introduction of a non-agricultural commercial use in this location would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP52 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>7. Within four months of the date of this decision:</p> <ul style="list-style-type: none"> •All external cladding and roofing as identified in Drawing Numbers 022A and 031A shall be completed fully in accordance with those details •Light 4 as identified on Drawing 031A and 022A shall be replaced with an alternative light, the position and specification for which shall have been previously agreed in writing by the Local Planning Authority.
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	<p>Thereafter the cladding and lighting shall be retained in accordance with the approved details.</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>Informative(s):</p> <ol style="list-style-type: none"> 1. Please be advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large-scale storage on site will not be an acceptable method. <p>It is recommended that the Applicant contact the Environment Agency to discuss changes to the legislation covering the storage and disposal of horse manure.</p>
Voting	6:2

REPORT ITEM 2	
Application No.	25/00955/VAR
Details	Land of Park Lodge, Ringwood Road, Burley BH24 4BS - Application to vary condition 2 of planning permission 18/00517 for two affordable dwellings; cycle stores; local heritage centre
Decision	Planning Consent <u>granted</u> subject to conditions
Conditions	<ol style="list-style-type: none"> 1. Development shall only be carried out in accordance with drawing numbers: DR1, DR2, DR3, DR4, DR5, DR6, DR7, DR8, DR9, DR10, P574/12/03 Rev A, P574/12/05 of this permission and P574/12, P574/12/02, P574/12/04, 16245-BT2, 8844_101 of planning permission reference 18/00517 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. 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).

3. 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 otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

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).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP2 and SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. The outbuildings the subject of this permission 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.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

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

	<p>with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>7. The two residential units hereby approved shall be used solely for the purposes of affordable housing for rent as defined in Annex 2 of the National Planning Policy Framework (2018).</p> <p>Reason: The dwellings are only justified on the basis that it is necessary to provide housing to meet a locally identified need within the settlement of Burley, in accordance with Policy SP28 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>8. 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 arboricultural statement submitted and approved within application reference 18/00517.</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>9. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the landscaping details submitted and approved within application reference 18/00517.</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>10. The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.</p> <p>These areas shall be kept available for their intended purposes at all times.</p> <p>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.</p> <p>11. 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 submitted and approved within application reference 18/00517. The specified measures shall be implemented and</p>
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	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).
Voting	Unanimous

REPORT ITEM 3	
Application No.	25/01036/FULL
Details	Batchley Farm, Broadmead, Sway SO41 6DH - Replacement annexe (demolish existing)
Public Participants	Jerry Davies (Agent / For)
Decision	Planning consent <u>refused</u>
Reasons	1. The application would result in the provision of a new, purpose-built, self-contained unit of accommodation for which there are no exceptional circumstances, in a location which is unsupported. The proposal would therefore be contrary to Policies DP2, DP35, DP37 and SP19 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019). 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.
Voting	7:1

292 Planning Appeals (PC 503/26)

292.1 David Illsley, Interim Head of Planning and Place, reported five planning appeals which had been received since the last meeting, four of which being allowed and one dismissed.

293 Bird Aware Partnership Revised Strategy - Update (PC 504/26)

293.1 David Illsley presented the report, noting that as a member of the Bird Aware Solent Partnership, the Authority had agreed to adopt the revised Bird Aware Strategy at its meeting in October 2024. He advised that an inadvertent administrative error had been identified in the wording of one of the recommendations within the paper issued across the South Hampshire authorities. This error had since been corrected by the PFSH Joint Committee. Mr Illsley explained that, as a result, the revised wording now required consideration and approval by each of the local authorities operating under the Bird Aware Solent mitigation strategy.

293.2 It was further explained that the report sought to delegate a level of authority to the Bird Aware Solent governance body to approve any future minor amendments consistent

with the overall aims and objectives of the Bird Aware Partnership. Gareth Hale (Solicitor and Monitoring Officer) advised that, as the governance body does not include an NPA officer, a formal motion would be required to ensure an appropriate delegated officer could undertake this responsibility. It was agreed that the Authority would delegate authority to the Interim Head of Planning and Place to approve minor amendments to the Bird Aware Strategy, with support from the Bird Aware Solent Governance Board. The motion was unanimously approved, and Planning Committee members subsequently voted on both elements of the recommendation (including the amendment) together.

RESOLVED: that the Planning Committee:

- i) PERMITS Appendix B of the revised strategy ('Further information relating to developer contribution levels') to be updated over time, as required by emerging guidance, caselaw and local circumstances, through delegated powers.**
- ii) To support the efficient and timely implementation of the Bird Aware Strategy, it is recommended Planning Committee AGREES that authority be delegated to the Interim Head of Planning and Place to approve minor amendments to the Bird Aware Strategy with support from the Governance board for Bird Aware Solent. This delegation would apply to amendments that cover all or any of the following:**
 - a. Are operational or technical in nature;**
 - b. Do not materially alter the strategic direction or objectives of the Bird Aware Strategy;**
 - c. Have been subject to appropriate consultation with relevant PfSH officers and Bird Aware partners; and**
 - d. Are consistent with existing policy frameworks and funding arrangements.**

Voting: Unanimous

294 Date of next meeting

294.1 The next meeting is scheduled for Tuesday 17 February 2026, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:22 am.

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Chair

Date