

NEW FOREST NATIONAL PARK AUTHORITY
MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 18 NOVEMBER 2025 AT 9:30 AM IN THE COUNCIL CHAMBER,
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG.

Attending:

Members:

Steve Trow (Chair)
Mary Davies (Deputy Chair)
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
Sarah Applegate	Senior Policy Officer
Jade Bowes	Policy Officer
Vicki Gibbon	Member Services Administrator
Rachel Bonathan	Administrator

276 Apologies for Absence

276.1 Apologies for absence were received from John Adams, Richard Clewer and Brice Stratford.

277 Declarations of Interest

277.1 David Harrison declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 282 as a member of Hampshire County Council

Michael Thierry declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 282 as a member of Hampshire County Council

Joe Reilly declared an interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 280 report items 3 and 4 as a member of NFDC where Ashurst & Colbury sit in his ward.

278 Minutes

278.1 **RESOLVED:** That the minutes of the meeting held on 16 September 2025 be approved as a true record.

Voting: Non-voting against

279 Chair’s Announcements

279.1 The Chair welcomed David Harrison to the committee and advised members that report item 2, 24/01362/FULL Christmas Tree Farm had been withdrawn by the applicant and therefore would not be considered by the Committee.

280 Planning Applications for Committee Decision (Paper PC 497/25)

280.1 Members gave detailed consideration to the individual planning applications contained within the report.

RESOLVED: That the planning applications listed below be determined as shown in respect of each application and, in accordance with the Authority’s policies and procedures, formal notice of the decisions to be sent to the applicants forthwith.

REPORT ITEM 1	
Application No.	24/00414/FULL
Details	Hincheslea House, Hincheslea, Brockenhurst SO42 7UP - First floor extension to include balcony and external staircase; alterations to doors and windows (AMENDED DESCRIPTION AND PLANS)
Public Participants	Deborah Slade (Agent)
Decision	Planning consent <u>refused</u>
Reasons	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.
Voting	6:0, 1 abstention

REPORT ITEM 2	
Application No.	24/01362/FULL
Details	Christmas Tree Farm, Hangersley Hill, Hangersley, Ringwood BH24 3JR - Replacement dwelling; outdoor pool; garage; outbuilding; demolition of existing dwelling (AMENDED PLANS & INFORMATION)
Decision	WITHDRAWN

REPORT ITEM 3	
Application No.	25/00849/FULL
Details	2 Busketts Way, Ashurst, Southampton SO40 7AE - Replacement dwelling and garage (demolition of existing bungalow and outbuilding)
Public Participants	Caroline Everett (Agent/For) Chris Bramley (Against)
Decision	Planning consent <u>granted</u> 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 drawing numbers:</p> <p>P24-056-03-01-003 Rev C, P24-056-03-05-003, P24-056-03-03-001C, P24-056-03-05-001C, P24-056-03-05-002B, P24-056-03-03-002, and in accordance with the details of the Enviropass Site Flood Risk Assessment dated 16 September 2025.</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. Prior to the commencement of the development, the following shall be submitted to and approved in writing by the Authority:</p> <p>Evidence that a minimum of 10% Biodiversity Net Gain, calculated by reference to the statutory biodiversity metric, has been secured by means of the purchase of either (i) off-site biodiversity units sold in the off-site private market by an accredited provider, or (ii) statutory biodiversity credits.</p> <p>Reason: to ensure delivery of the statutory biodiversity net gain required by the Environment Act 2021 and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).</p>

	<p>4. Unless otherwise first agreed in writing by the New Forest National Park Authority the external facing and roofing materials shall be as stated on the application form hereby approved.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 and DP18 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>5. The first-floor window on the north eastern side elevation hereby approved shall at all times be obscurely glazed.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>6. No first-floor windows other than those hereby approved shall be inserted into the north eastern elevation of the building unless express planning permission has first been granted.</p> <p>Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>7. The outbuilding 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.</p> <p>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).</p> <p>8. 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. 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> <p>9. Upon completion of the development, confirmation of the installation of the ecological mitigation, compensation and enhancement measures as set out within the Ecological Impact Assessment (dated 25 July 2023) hereby approved, shall be submitted to the Authority. This should be undertaken by a professional ecologist and can be in the form of an email/photos.</p>
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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).

- 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. The trees/hedges 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 submitted arboricultural statement.

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).

Informative(s):

- 1. 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

(b) the planning authority has approved the plan.

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.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

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>2. It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.</p> <p>3. 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.</p> <p>If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:</p> <p>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</p> <p>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.</p> <p>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/</p>
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Voting	Unanimous
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REPORT ITEM 4	
Application No.	25/00862/FULL
Details	15, Chestnut Drive, Ashurst, Southampton SO40 7DW - Replacement garage; construction of new outbuilding; store
Public Participants	Marge Ballinger (Agent)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. Development shall only be carried out in accordance with plans: Proposed Block, Site & Floor Plans (1886-P-02)</p> <p>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).</p> <p>2. The external facing materials 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).</p> <p>3. The buildings 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).</p>
Voting	Unanimous

281 Planning Appeals

281.1 David Illsley, Interim Head of Planning and Place, advised there were no planning appeals to be considered at this month’s meeting.

282 Hampshire Minerals & Waste Plan Partial Review – Proposed Modifications (PC 499/25)

282.1 Sarah Applegate, Senior Policy Officer, commenced her report by reminding the committee that the Authority, in its capacity as a minerals and waste planning authority, collaborates with Hampshire County Council, Southampton City Council, Portsmouth

City Council, and the South Downs National Park Authority on the development and monitoring of minerals and waste policies

- 282.2 It was noted that preparations for reviewing the Minerals and Waste Plan commenced in 2022, with public consultations on draft plans held between November 2022 and January 2023, and subsequently from January to March 2024. The draft plan outlined overarching strategic policies alongside detailed development management policies for the extraction of sand and gravel, as well as the provision of waste facilities. Designed to guide development through to 2040, the plan also included several new site allocations; however, none were located within the New Forest National Park
- 282.3 Ms Applegate reported that formal hearing sessions were conducted in February 2025, followed by an additional session in September 2025 to address the proposed site allocation at Purple Haze in Ringwood Forest. Subsequent to these hearings, the Inspector advised partner organisations that several amendments to the Plan were necessary to ensure its soundness. These amendments, referred to as 'main modifications,' were detailed in the report (*PC 499/25*), with those most relevant to the National Park highlighted for consideration.
- 282.4 It was noted that, once the five partner minerals and waste planning authorities had endorsed the schedule of main modifications through their respective decision-making processes, a public consultation would be undertaken for a ten-week period from 2 December 2025 to 10 February 2026. Following this consultation, the Inspector was expected to finalise his report on the soundness of the Minerals and Waste Plan during the summer of 2026. Committee members were requested to endorse the recommendations as set out below.

RESOLVED: that

1. members approve the Hampshire Minerals and Waste Plan; Partial Update – Main Modifications and supporting documents (Sustainability Appraisal incorporating Strategic Environmental Assessment of the Main Modifications; Habitat Regulations Assessment of the Main Modifications; Policies Map Modifications) for a period of public consultation; and
2. members delegate authority to the Interim Head of Planning and Place to make any minor changes ahead of the consultation, where they do not affect the New Forest National Park or materially alter the strategy

Voting: Unanimous

283 Lymington & Pennington Neighbourhood Plan Examiners Report – Decision Statement (PC 500/25)

- 283.1 Jade Bowes, Policy Officer, provided a brief overview of the report, noting that following the final consultation period on the draft Lymington and Pennington Neighbourhood Plan, the supporting documentation and representations were subject to independent examination. The final examiner's report, received on 25 September 2025, concluded that, subject to a series of modifications, the plan meets the basic conditions and should proceed to referendum. This is a positive commendation for the work the Town Council have put into the Neighbourhood Plan.
- 283.2 Ms Bowes explained that the National Park Authority must determine its response to the Examiner's report and each of the Examiner's recommendations through a formal Decision Statement. This report therefore seeks approval of the Decision Statement

and the associated amendments to the Neighbourhood Plan. Once both the National Park Authority and New Forest District Council have agreed their respective responses, the revised Plan will proceed to referendum. Members were requested to endorse the recommendation as set out below.

RESOLVED:

that members note the recommendations made in the Examiner’s Report into the draft Lymington and Pennington Neighbourhood Plan (September 2025); and endorse the ‘Decision Statement’ in Annex 1 of the report (AM 500/25) setting out the Authority’s responses to the Examiner’s Report

Voting: unanimous

284 New Milton Neighbourhood Plan Review – Proposed Regulation 16 Consultation (PC 501/25)

284.1 Jade Bowes, Policy Officer, advised that the existing New Milton Neighbourhood Plan, adopted in June 2021, now required a review to assess its effectiveness in light of recent updates to the planning system. A steering group comprising local residents and representatives of New Milton Town Council had overseen the preparation of the Neighbourhood Plan, which also included liaison with the National Park Authority and New Forest District Council.

284.2 Ms Bowes explained that, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, the National Park Authority and New Forest District Council were required to consult a range of stakeholders for a minimum period of six weeks. Subject to members’ approval, it was agreed that this would be a joint consultation commencing in late November and running for eight weeks to accommodate the Christmas period. Members duly endorsed the recommendation as set out below.

RESOLVED:

that planning committee members endorse the submission draft New Milton Neighbourhood Plan in Annex 1 of the report (PC 501/25) for the purposes of the final public consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

Voting: unanimous

285 Any other items which the Chairman decides are urgent.

285.1 David Illsley reminded members of the forthcoming Members’ Day, which would focus on major proposals in the Waterside area. The event is scheduled for Thursday 11 December at 10:00 a.m. Members were advised to contact Vicki Gibbon for further details and to confirm attendance

286 Date of next meeting

286.1 The next meeting is scheduled for Tuesday 16 December 2025, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG. The meeting ended at 11:15 am.

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Chair

Date