

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 19 AUGUST 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)
Joe Reilly
Caroline Rackham
Ann Sevier
Derek Tipp

Officers:

David Illsley	Interim Head of Planning and Place
Gareth Hale	Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
James Palmer	Tree Officer
David Stone	Corporate Services Manager
Vicki Gibbon	Member Services Administrator

260 Apologies for Absence

260.1 Apologies for absence were received from Richard Clewer, Brice Stratford and Michael Thierry.

261 Declarations of Interest

261.1 Ann Sevier declared a prejudicial interest under Part 2 section B (non-pecuniary interests) of the NPA's Code of Conduct in minute item 264 report item 2 as the landowner and accordingly left the meeting during the debate and vote on that item, having made a statement to the meeting in accordance with the Standing Orders.

262 Minutes

262.1 **RESOLVED:** That the minutes of the meeting held on 15 July 2025 be approved as a true record.

Voting: Non-voting against

263 Chair's Announcements

263.1 There were no announcements on this occasion.

264 Planning Applications for Committee Decision (Paper PC 493/25)

264.1 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.	25/00097/FULL
Details	Waters Green Cottage, Burford Lane, Brockenhurst SO42 7TN - Single storey extension; demolition of existing extension, kitchen and attached lean-to (AMENDED DESCRIPTION AND PLANS)
Public Participants	Roger Pell-Stevens (Agent For) Kirsty Bladen (Against) Cllr John Korbey (Brockenhurst Parish Council)
Comments	Members agreed that an additional condition should be added regarding the rooflight facing the adjacent property, limiting the opening of the rooflight.
Decision	Planning consent <u>granted</u> subject to conditions, including an additional condition limiting the opening of the rooflight facing the adjacent property.
Conditions	<p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. Development shall only be carried out in accordance with the following drawings and documents: 03-04D, 03-10D, 03-11C, 03-12D, 03-13D, 03-20B, 03-21C, 03-80, 03-81, 03-82, 03-83, 03-01C, 03-02C, 03-14B and 03-15B, Roof Drainage Strategy.</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. No development shall take place above slab level until samples or exact details of the following construction materials have been submitted to and approved in writing by the New Forest National Park Authority.</p> <ul style="list-style-type: none"> - Roofing materials - Rooflights - Rainwater goods

	<ul style="list-style-type: none"> - Treatment of verges and bargeboards (if applicable) - Flues, vents or extractors - Windows and doors - Garage door - Timber weatherboarding <p>Development shall only be carried out in accordance with the details approved.</p> <p>Reason: in the interests of preserving the setting of the locally listed building and the character and appearance of the Conservation Area and in order to ensure the proposal is in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. Prior to the installation of foundations for the new extension, detailed cross section/elevation drawings of the proposed foundations shall be submitted to and approved in writing by the Local Planning Authority. Development shall then proceed in accordance with the approved drawings.</p> <p>Reason: in the interests of preserving the historic fabric of the locally listed building and to ensure structural stability of the surrounding structures.</p> <p>5. No development shall take place above slab level until 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> <ul style="list-style-type: none"> (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. <p>Development shall take place in accordance with the approved details.</p> <p>Reason: To safeguard trees and natural features and to 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>6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following</p>
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	<p>the occupation of the buildings or the completion of the development, whichever is the sooner.</p> <p>Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.</p> <p>Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>7. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>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. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>10. The proposed rooflight on the outer roof slope of the north-west elevation hereby approved shall be top hung with 100mm restrictors, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To safeguard the amenity of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p>
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Voting	Unanimous
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REPORT ITEM 2 – Tree Notification Report	
Application No.	25/00788/CONS
Details	Blissford Dairy Farm, Blissford Road, Blissford, Fordingbridge SP6 2JG - Re-pollard 2 x Oak trees (T1 & T2 on the plan) Re-pollard 1 x Holly tree (T3 on the plan) Prune/Coppice 1 x mixed species native hedgerow (G1 on the plan)
Public Participants	Ann Sevier provided a brief statement to the Committee before withdrawing from the meeting in accordance with the Standing Orders, due to a declared prejudicial interest
Decision	Raise no objections
Voting	Unanimous

265 Planning Appeals

265.1 David Illsley, Interim Head of Planning and Place, reported two appeal decisions in the last period with one being dismissed and the other allowed with conditions.

266 Any other items which the Chairman decides are urgent.

266.1 None.

267 Date of next meeting

267.1 The next meeting is scheduled for Tuesday 16 September 2025, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 10:40 am.

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Chair