

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 15 JULY 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)  
Richard Clewer  
Joe Reilly  
Caroline Rackham  
Brice Stratford  
Michael Thierry  
Derek Tipp

*Officers:*

David Illsley	Interim Head of Planning and Place
David Stone	Deputy Monitoring Officer
Natalie Walter	Principal Planning Officer
Liz Marsden	Planning Officer
Vicki Gibbon	Member Services Administrator

**251 Apologies for Absence**

251.1 An Apology for absence was received from Ann Sevier.

**252 Declarations of Interest**

252.1 None.

**253 Minutes**

253.1 **RESOLVED:** That the minutes of the meeting held on 20 May 2025 be approved as a true record.

*Voting: Non-voting against*

**254 Chair's Announcements**

254.1 There were no announcements on this occasion.

**255 Planning Applications for Committee Decision (Paper PC 490/25)**

255.1 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.

<b>REPORT ITEM 1</b>	
<b>Application No.</b>	<b>23/01039/FULL</b>
<b>Details</b>	Myrtle Cottage, Royden Lane, Boldre, Lymington SO41 8PJ - Replacement first floor; replacement roof; two porches; side extension, repair works (including repointing and some reinstatement) to retained ground floor walls; outbuilding; chimney; gate; replacement timber windows
<b>Public Participants</b>	Joe Purcell (For)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<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>01 Rev B; 19 Rev C; 20 Rev C; 21 Rev C; 22 Rev C; 23 Rev C; 24 Rev C; 25 Rev C; 26 Rev C; 27 Rev C; 28 Rev C; 29 Rev C</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 DP2, DP18, DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>3. The external facing materials to be used in the development shall be as stated on the application form and drawings hereby approved, unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the building</p>

	<p>in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>4. The windows/doors/eaves/verge/bargeboards shall be installed in accordance with drawing no: 26 Rev C, unless otherwise agreed in writing with the New Forest National Park Authority.</p> <p>All rainwater goods shall be in cast iron or painted black metal.</p> <p>Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>5. 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 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 and Policy SP17 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).</p> <p>6. Prior to occupation of the dwelling as amended and detailed in this planning application, details of compensation and enhancement measures suitable for crevice dwelling and long eared bat species within the roof space of the dwelling, informed by a competent ecological professional shall be submitted to, and agreed by, the Local Planning Authority.</p> <p>As a minimum these should comprise a bat loft area 5x5m and 2.8m in height with at least two suitable access features. Design should ensure bats are not exposed to contact with breathable membrane. Measures should be implemented prior to occupation and maintained thereafter in accordance with the details.</p> <p>Reason: to ensure suitable ecological mitigation is delivered and secured, and to accord with the requirements of Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p>
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	<p>7. Within three months of the completion of the development, the ecological mitigation and enhancement measures shall be inspected by the Ecologist to ensure that they are functional and in accordance with the requirements of the submitted reports. Written confirmation of these measures shall be provided to the Local Planning Authority.</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>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.</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>9. 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>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>24/01158/FULL</b>
<b>Details</b>	Rufus House Hotel, Southampton Road, Lyndhurst SO43 7BQ - Extensions and alterations to form 7no. flats; cycle store; fence & gates; patio with privacy screening; associated parking & landscaping
<b>Public Participants</b>	Cllr Graham Reeve (Lyndhurst Parish Council)
<b>Decision</b>	Planning consent <u>granted</u> subject to conditions
<b>Conditions</b>	<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 plans:</p> <p>WR-Sht-6 Rev. D - Location and block plans</p>

	<p>WR-Sht-7 Rev. D - Proposed topographical site plan  WR-Sht-8 Rev. D - Fence, patio, cycle and bin store plans and elevations  WR-Sht-3 Rev. B - Proposed floor plans  WR-Sht-4 Rev. A - Proposed elevations</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 until samples or exact details of:</p> <ul style="list-style-type: none"> <li>- The facing and roofing materials (to match the existing building as closely as possible)</li> <li>- Joinery details, to include bargeboards, at a scale of 1:10 elevation and 1:5 sections</li> </ul> <p>have been submitted to and approved in writing by the New Forest National Park Authority.</p> <p>Development shall only be carried out in accordance with the details approved.</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>4. Prior to the commencement of development details of wildlife mitigation, compensation and enhancement measures, to include:</p> <ul style="list-style-type: none"> <li>• Bat method statement and locations and specification of replacement roost opportunities during and post construction (as there is disturbance and loss of a variety of roosting features; compensation should be proportionate and provide for a level of enhancement);</li> <li>• Measures to ensure new fencing is permeable to the movement of small mammals;</li> <li>• Habitat features such as small trees, wildlife friendly shrubs and garden planting to offset the loss of garden area and provide a degree of enhancement in accordance with the submitted Biodiversity Net Gain statement; and</li> <li>• A minimum of 5 swift bricks/woodcrete boxes and at least two other bird/ insect structures.</li> </ul> <p>Shall be submitted to and approved in writing by the New</p>
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	<p>Forest National Park Authority.</p> <p>Development shall only be carried out in accordance with the details approved.</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>5. Within three months of the completion of the development the approved ecological mitigation and enhancement measures shall be inspected by an appropriately qualified Ecologist to ensure that they are functional and in accordance with the requirements of the submitted reports. Written confirmation of these measures shall be provided to the Local Planning Authority.</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>6. 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.</p> <p>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.</p> <p>7. 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>8. 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</p>
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	<p>Framework.</p> <p>9. 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 plan ref. WR sht 8 rev. D and the recommendations as set out in BS5837:2012.</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. All construction works and associated activities, including the parking of vehicles and storage of materials, shall take place in accordance with the submitted construction management plan</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>11. No development shall take place 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"> <li>(a) the existing trees and shrubs which have been agreed to be retained;</li> <li>(b) a specification for new planting (species, size, spacing and location);</li> <li>(c) areas for hard surfacing and the materials to be used;</li> <li>(d) a method and programme for its implementation and the means to provide for its future maintenance.</li> </ul> <p>No development shall take place unless these details have been approved and then only in accordance with those 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>12. 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 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>
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	<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>13. Access to the existing parking areas for Rufus Cottage and Roxeth Cottage, which is provided through the application site, shall be retained in perpetuity.</p> <p>Reason: In the interests of amenity and highway safety.</p>
<b>Voting</b>	7:0, 1 abstention

## 256 Planning Appeals

256.1 David Illsley, Interim Head of Planning and Place, reported three appeal decisions in the last period all of which had been dismissed.

## 257 National Planning Consultations – Proposed NFNPA Responses (PC 492/25)

257.1 David Illsley commenced his presentation by informing members that the UK Government is undertaking significant reforms to the national planning system, aimed at facilitating the delivery of 1.5 million new homes. In May 2025, the Government published an additional series of working papers and consultations to support this initiative. This report focuses on two ongoing consultations: Reform of Planning Committees; and Implementation of Biodiversity Net Gain (BNG) for minor, medium, and brownfield developments.

257.2 With regard to the reform of planning committees, Mr Illsley highlighted the key proposals within the consultation which were National Scheme of Delegations, the size of the planning committees and mandatory training for planning committee members. He noted that National Parks would be exempt from both the National Scheme of Delegations and the proposed committee size requirements. The National Park Authority (NPA) welcomed the proposal for mandatory training, subject to the inclusion of National Park-specific elements tailored to the New Forest.

257.3 Mr. Illsley explained that the Environment Act 2021 introduced mandatory BNG requirements for major developments in February 2024, and for minor developments in April 2024. The Government is now reviewing the effectiveness of these measures. Early indications suggest that while BNG has been broadly successful for larger developments, its implementation has been less effective for smaller schemes.

The consultation highlights several key areas for review, and members were directed to Annex 2 of the report, which outlines the principles proposed for inclusion in the NPA's formal response.

257.4 Following a detailed discussion members unanimously endorsed the recommendation as set out below. Mr Illsley confirmed a draft response would be circulated to members for review prior to submission by the Government's consultation deadlines.

**RESOLVED:** that Members

- (i) endorse the key principles set out in Annex 1 – Reform to Planning Committees: Technical Consultation; and Annex 2 – Improving the implementation of BNG for minor, medium and brownfield development to form the basis of the New Forest National Park's response to these consultations/calls for evidence; and
- (ii) delegate authority to the Interim Head of Planning & Place to submit the National Park Authority's full response to the consultations by the respective deadlines of 23 and 24 July 2025.

*Voting: unanimous*

**258 Any other items which the Chairman decides are urgent.**

258.1 None.

**259 Date of next meeting**

259.1 The next meeting is scheduled for Tuesday 19 August 2025, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 11:13 am.

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Chair