

NEW FOREST NATIONAL PARK AUTHORITY

MINUTES OF PLANNING COMMITTEE MEETING

HELD ON TUESDAY 16 SEPTEMBER 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)
Barry Dunning
Joe Reilly
Michael Thierry
Derek Tipp

Officers:

David Illsley	Interim Head of Planning and Place
Gareth Hale	Solicitor and Monitoring Officer
Natalie Walter	Principal Planning Officer
Liz Marsden	Senior Planning Officer
Vicki Gibbon	Member Services Administrator

268 Apologies for Absence

268.1 Apologies for absence were received from Caroline Rackham, Brice Stratford and Ann Sevier

269 Declarations of Interest

269.1 None.

270 Minutes

270.1 **RESOLVED:** That the minutes of the meeting held on 19 August 2025 be approved as a true record.

Voting: Non-voting against

271 Chair's Announcements

271.1 There were no announcements on this occasion.

272 Planning Applications for Committee Decision (Paper PC 495/25)

272.1 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.	25/00836FULL
Details	Robin Cottage, Alpine Road, Ashurst, Southampton SO40 7AN - Two-storey and single-storey rear extensions; porch; outbuilding (existing conservatory and outbuilding to be demolished)
Decision	Planning consent <u>granted</u> subject to conditions
Conditions	<p>1. The development hereby permitted shall be begun before:</p> <p>The expiration of three years from the date of this permission; or</p> <p>The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order; whichever is the sooner.</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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).</p> <p>2. Development shall only be carried out in accordance with plans:</p> <p>nrc sht 2 - Rev A - Proposed plans and elevations nrc sht 3 - Proposed location and block plan, garage plan and elevations nrc sht 4 - Proposed site 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>3. 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.</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. The open porch to the side of the dwelling, the subject of this permission, shall at no point be in-filled or incorporated into the main dwellinghouse.</p> <p>Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply</p>

	<p>with Policy DP36 of the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019).</p> <p>5. 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>6. 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 (CC Ecology, dated July 2025) 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>7. Within three months of the completion of the development the 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>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. 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 shall be erected or carried out without express planning permission first having been granted.</p> <p>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).</p>
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	<p>10. Prior to the installation of any means of enclosure along the road frontage, details of the proposed boundary treatment shall be submitted to and agreed in writing with the New Forest National Planning Authority. Installation shall take place only in accordance with the approved details.</p> <p>Reason: in the interests of the visual amenity of the area.</p>
Voting	Unanimous

REPORT ITEM 2	
Application No.	24/01043FULL
Details	Jewsons, Common Road, Whiteparish, Salisbury SP5 2QW - Change of use of land and buildings from builders merchant (<i>sui generis</i>) to light industrial (Use Class E[g](iii)), and storage & distribution (Use Class B8) including open storage use.
Comments	Natalie Walter informed committee members that the agent had requested consideration of the site's opening hours. However, following deliberation, the committee resolved to approve the application subject to the existing conditions.
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 nos: TP.21195-4, TP.21195-5, DR1, DR2, DR3, TP.21195-6, TP.21195-7, TP.21195-8, TP.21195-9. 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 commencement of development, the condition of the existing outfall connections which will take surface water from the development site, should be investigated and reported to the National Park Authority. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken prior to development above slab level and before any connection is made.</p> <p>Reason: To ensure that the proposed development can be</p>

	<p>adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.</p> <p>4. No development shall begin until a detailed surface water drainage scheme for the site, has been submitted to an approved in writing by the Local Planning Authority. The submitted details should include: a. A technical summary b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations. c. Evidence to show how the surface water system will be protected against groundwater ingress. d. Exceedence plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. e. Details for the long-term maintenance arrangements for the surface water drainage scheme.</p> <p>Development shall take place in accordance with the approved details.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.</p> <p>5. Prior to occupation of the buildings as detailed in this planning application, details of ecological compensation and enhancement measures, including for bat species, informed by a competent ecological professional shall be submitted to, and agreed by, the Local Planning Authority. 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> <p>6. 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>7. 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</p>
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	<p>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>8. 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.</p> <p>The spaces shall be retained and kept available for their intended purpose at all times.</p> <p>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.</p> <p>9. No activity shall take place on the site in connection with the approved use other than between the hours of 07.30 and 17.00 Monday to Fridays, and 08.00 and 12.00 Saturdays, not including recognised public holidays.</p> <p>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)</p> <p>10. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 and the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent re-enactments thereof, the buildings the subject of this permission shall be used for the purposes of Class E (g)(iii) and B8 and for no other use purposes whatsoever, including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 2020 or any subsequent re-enactment thereof, without express planning permission first being obtained.</p> <p>Reason: The application has been made, and the proposal supported, on the basis of the use of the buildings as permitted being appropriate for their setting in accordance with Policies DP2 and DP44 of the New Forest National Park Local Plan 2016-2036 (August 2019).</p> <p>11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions, alterations and hard surfaces otherwise approved by Classes A, E, H, and J of Part</p>
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	<p>7 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.</p> <p>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).</p> <p>12. 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>Informative(s):</p> <ol style="list-style-type: none"> 1. For the avoidance of doubt, it should be noted that this consent relates solely to the change of use of the premises and parking provision and does not infer any permission for works to the exterior of the building, that would require consent in their own right. 2. Please note that part of the site is designated as Common Land. Separate consent would be required from the Planning Inspectorate on behalf of the Secretary of State for Environment, Food and Rural Affairs for any future works which would impact on access to common land or for works for the resurfacing of land.
Voting	Unanimous

273 Planning Appeals

273.1 David Illsley, Interim Head of Planning and Place, reported two appeal decisions in the last period with both being dismissed.

274 Any other items which the Chairman decides are urgent.

274.1 The Chair reminded members that the final online Local Plan workshop session would be taking place on Wednesday 17 September. The latest version of the Local Plan will be formally considered by members at the full Authority meeting on 16 October 2025.

The Chair and committee members wished Liz Marsden well for her impending retirement and thanked her for her contribution to the Authority over the years.

275 Date of next meeting

- 275.1 The next meeting is scheduled for Tuesday 21 October 2025, to be held in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG.

The meeting ended at 10:15 am.

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Chair