

Dear Member

PLANNING COMMITTEE - WEDNESDAY, 11TH FEBRUARY 2026

Please find attached, for consideration at the next meeting of the Planning Committee, taking place on Wednesday, 11th February, 2026, the following reports which were unavailable when the agenda was published.

Agenda No Item

4. **Presentation on Planning Applications (Pages 3 - 150)**

5. **Committee Updates (Pages 151 - 152)**

Yours sincerely

Democratic Services

Encs

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Planning Committee

February 2026



Agenda Item 4

Presentations



Planning Committee
App No 25/10398
20, Keyhaven Road
Milford on Sea
SO41 0QY
Schedule 3a

3 3a 25/10398



Planning Committee
App No 25/10970
Site of Fawley Power Station,
Fawley Road,
Fawley, SO45 1TW
Schedule 3b

23 3b 25/10970



Planning Committee
App No 25/10971
Site of Fawley Power Station,
Fawley Road,
Fawley, SO45 1TW
Schedule 3c

37 3c 25/10971



Planning Committee
App No 25/10972
Site of Fawley Power Station,
Fawley Road,
Fawley, SO45 1TW
Schedule 3d

50 3d 25/10972



Planning Committee
App No 25/10640
Land East to Bulls Copse Road,
Marchwood Bypass
Marchwood, Totton SO40 4UE
Schedule 3e

63 3e 25/10640



Planning Committee
App No 25/10891
Land Adjacent Hill View,
Ringwood Road
Sopley, BH23 7BE
Schedule 3f

95 3f 25/10891



Planning Committee
App No 25/10844
34 Western Road,
Lymington
SO41 9HL
Schedule 3g

109 3g 25/10844



Planning Committee
App No 25/11107
Tall Oaks
1 Church Mead
Lymington
Schedule 3h

134 3h 25/11107

Planning Committee

App No 25/10398

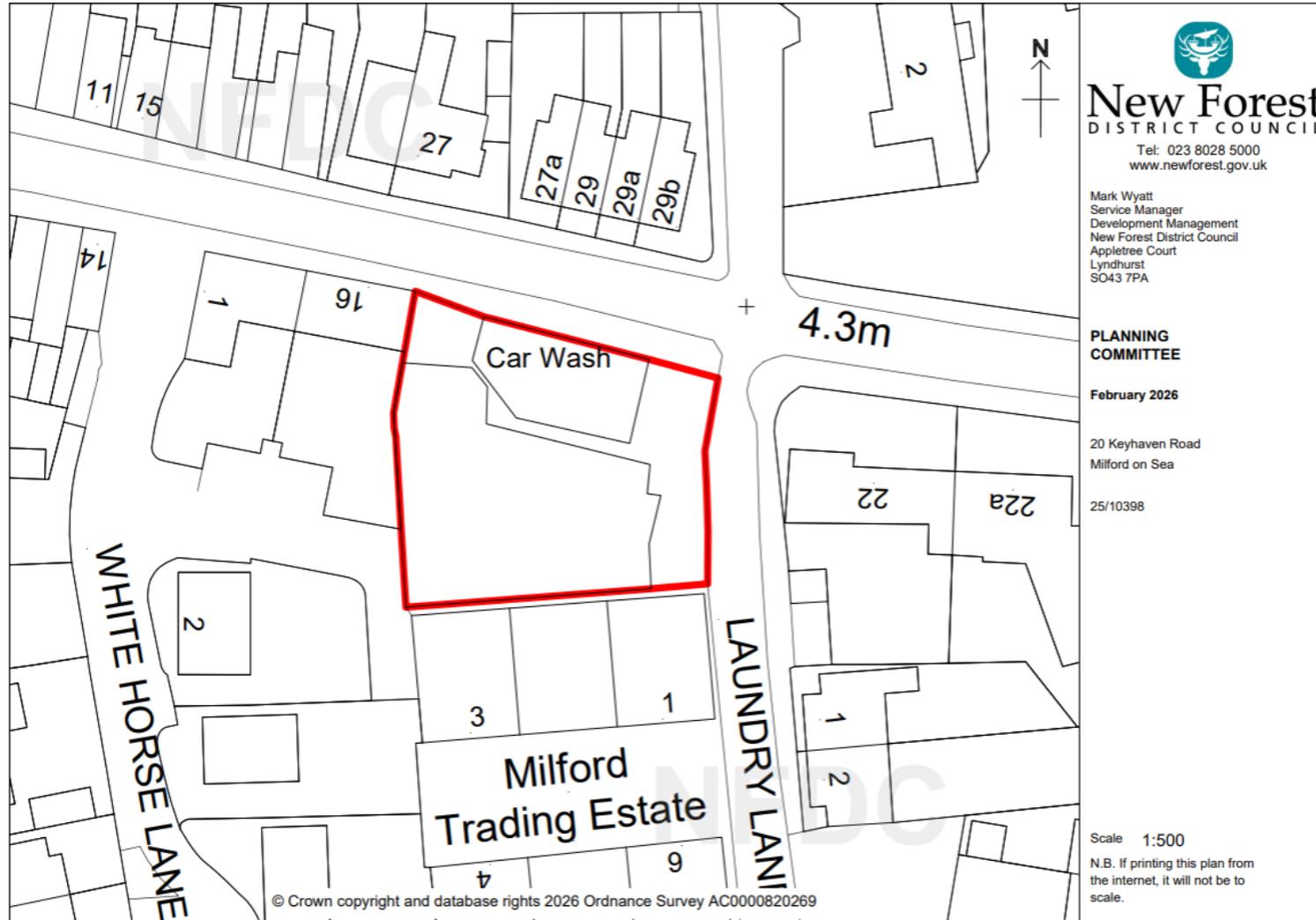
20, Keyhaven Road

Milford on Sea

SO41 0QY

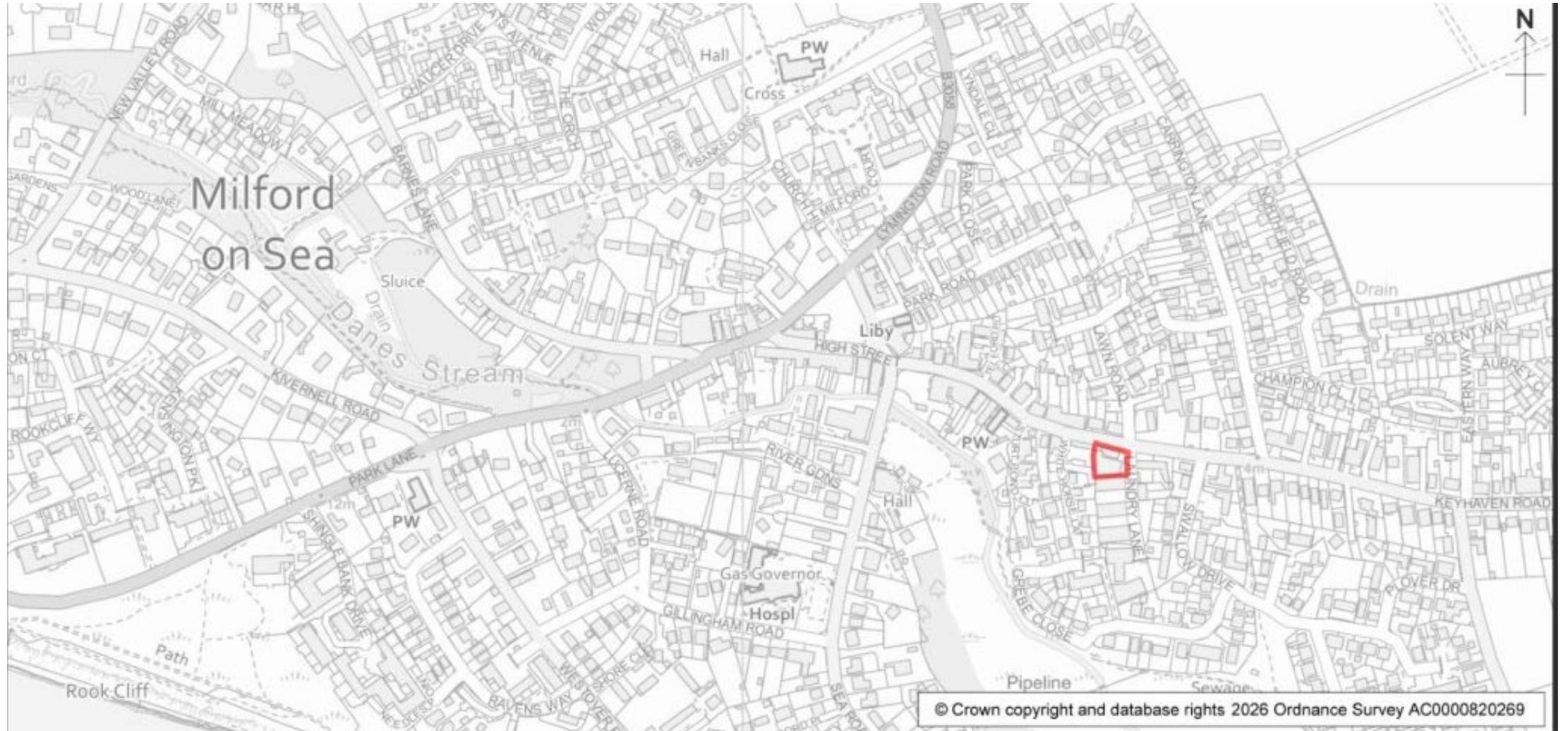
Schedule 3a

Red Line Plan



6

General Location



7

Ariel Photograph



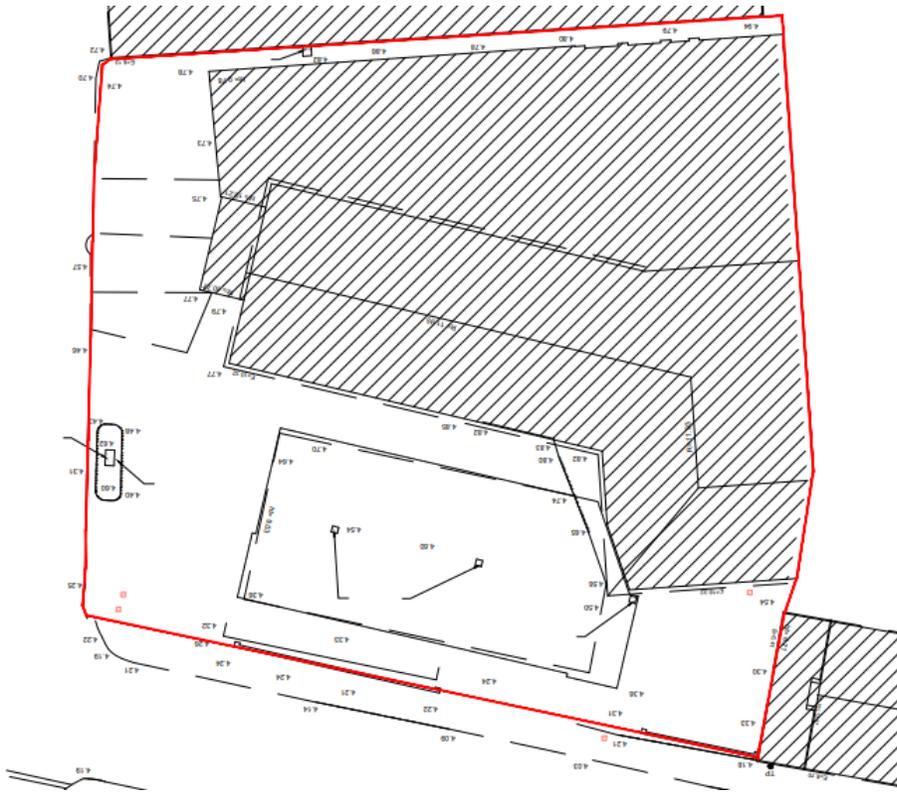
8



Existing and proposed site layout



6



7

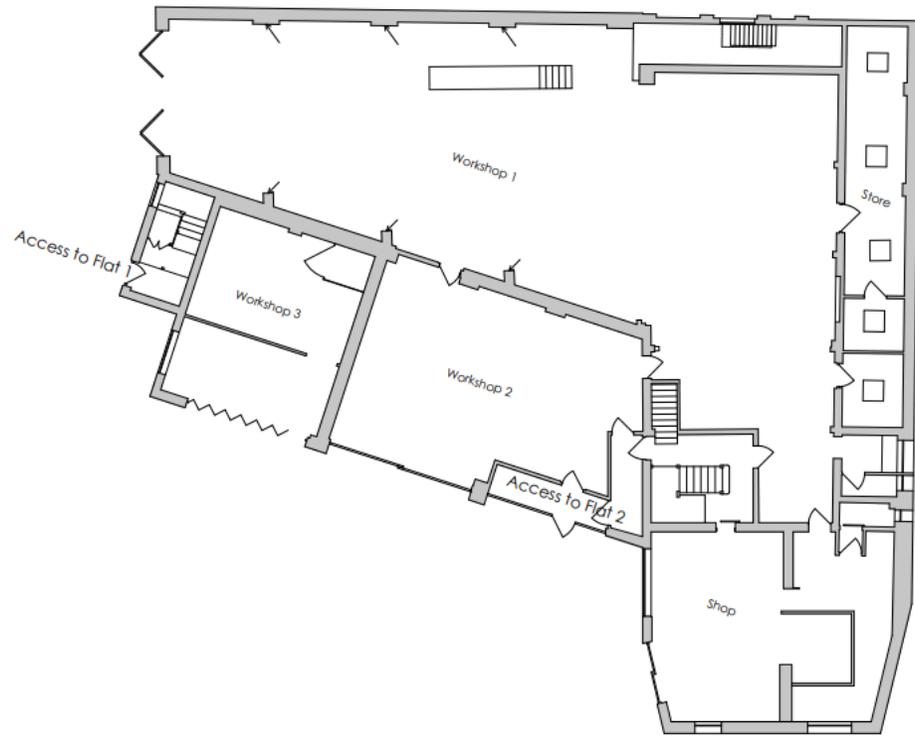
3a 25/10398



Existing and proposed ground floor plans



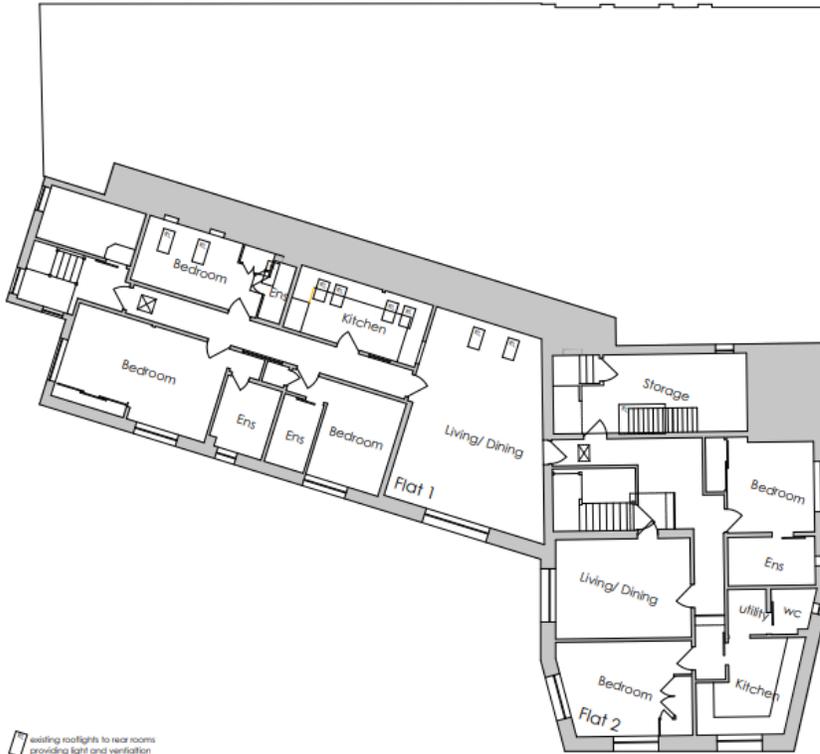
10



Existing Ground Floor Plan 1:100



Existing and proposed first floor plans



Existing First Floor Plan 1:100



First Floor plan 1:100

11



View from existing/proposed bedroom window



12

Views from existing accommodation



13

11

3a 25/10398

Existing and proposed east and west elevations

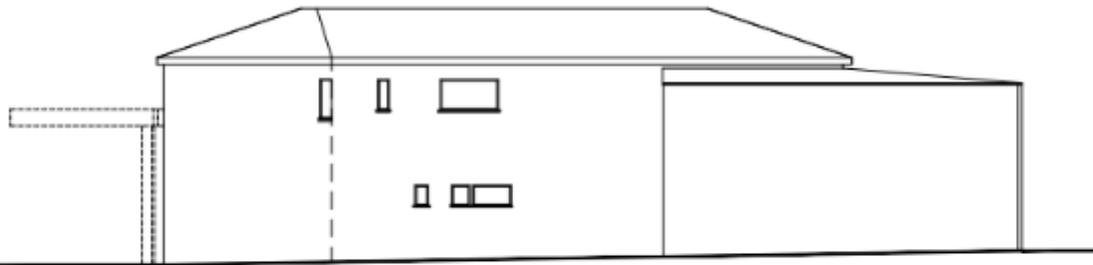


Existing East Elevation 1:100

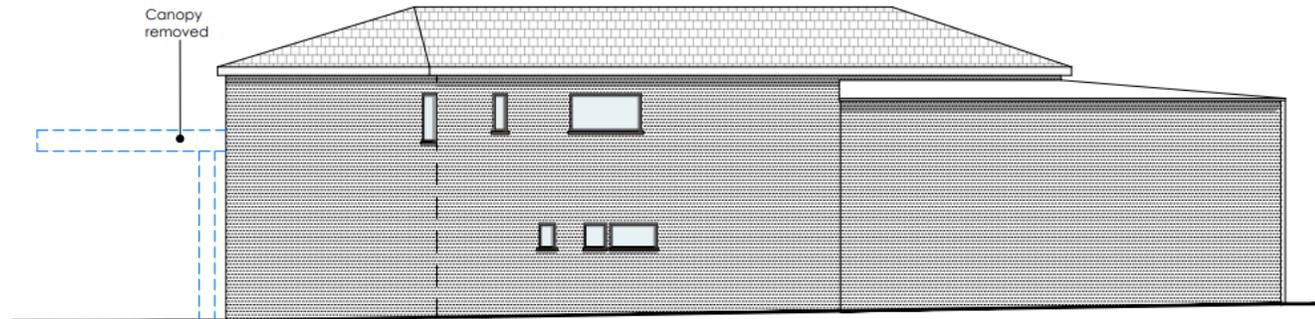
4



Proposed East Elevation 1:100

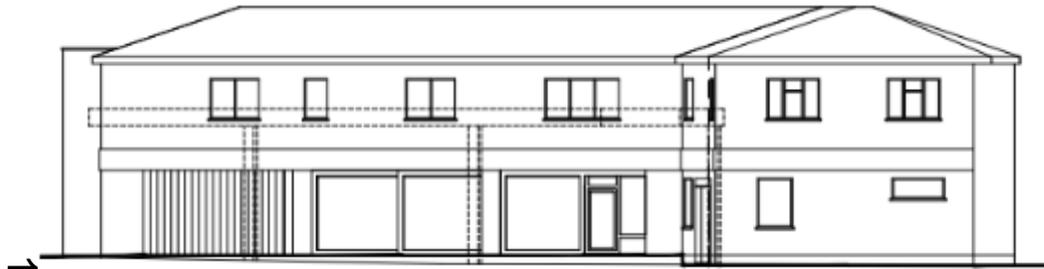


Existing West Elevation 1:100



Proposed West Elevation 1:100

Existing and proposed north and south elevations



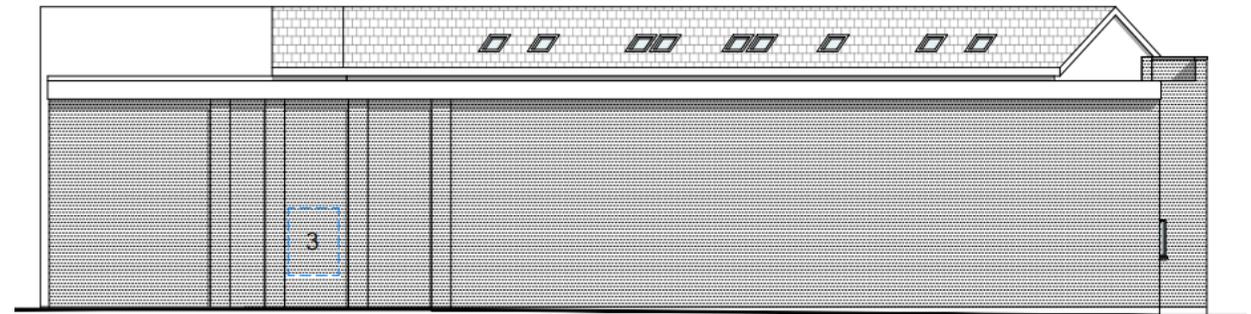
15 Existing North Elevation 1:100



Proposed North Elevation 1:100



Existing South Elevation 1:100



Proposed South Elevation 1:100

Views towards Keyhaven



16



Views from the east

17



Views towards the village



18



Laundry Lane & White Horse Lane



19



17

3a 25/10398

Proposed visibility splays



20

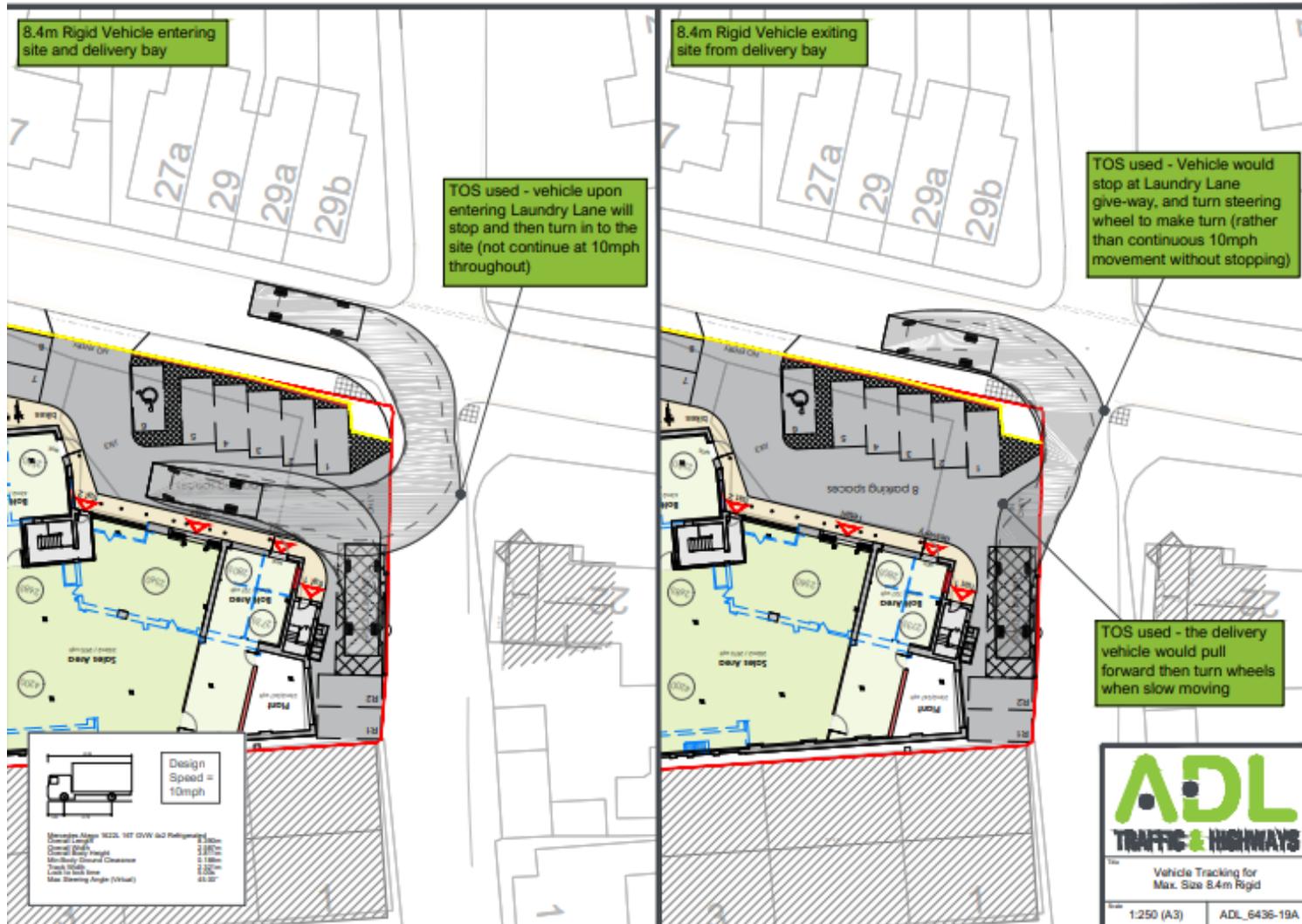
Standard vehicle tracking



21



Delivery vehicle tracking



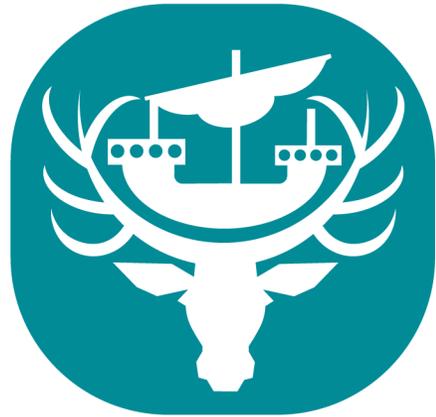


Recommendation

- Having regard to the Development Plan and National Policy as a whole, the proposed Class E use is considered to be an acceptable use for this redundant building
- It has been satisfactorily demonstrated that the parking and delivery spaces will be accessible and should not adversely affect highway safety
- The proposal offers benefits to the site through the loss of the unattractive canopy, petrol pump and several windows

23

End of 3a 25/10398 presentation



New Forest
DISTRICT COUNCIL

24



Planning Committee

App No 25/10970

Site of Fawley Power Station,

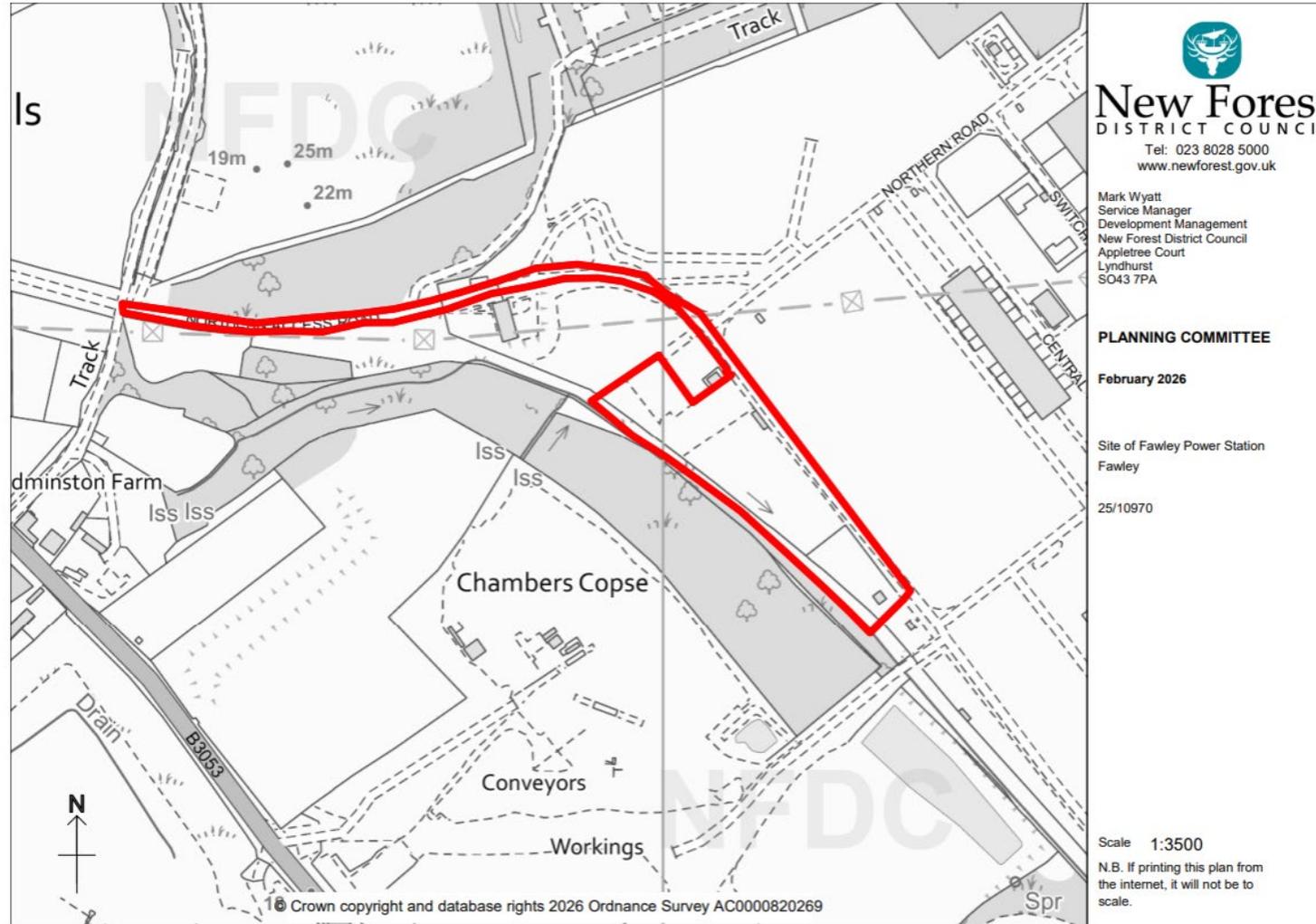
Fawley Road,

Fawley, SO45 1TW

Schedule 3b

Red Line Plan

26



Aerial photograph

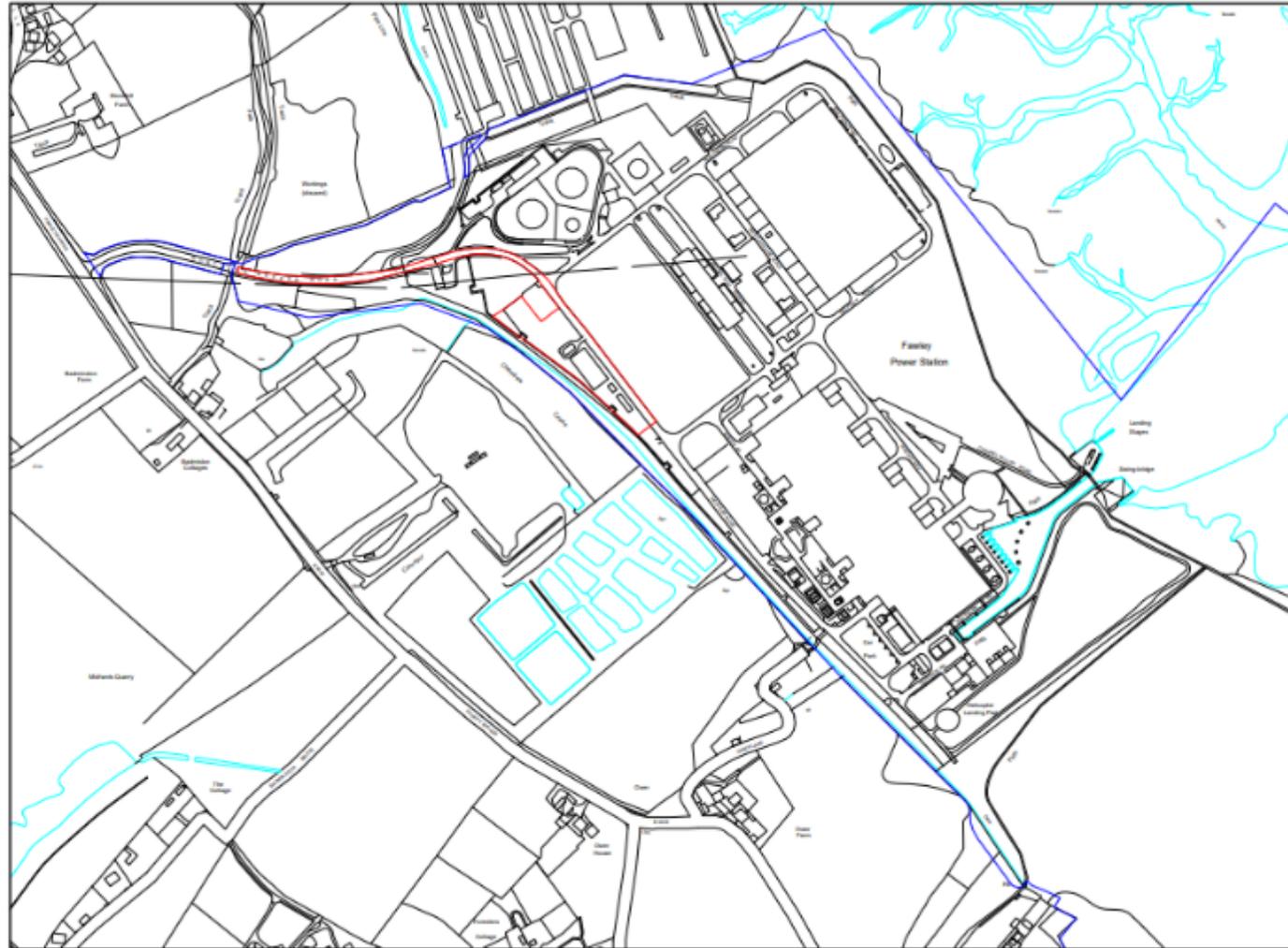


28

Location Plan

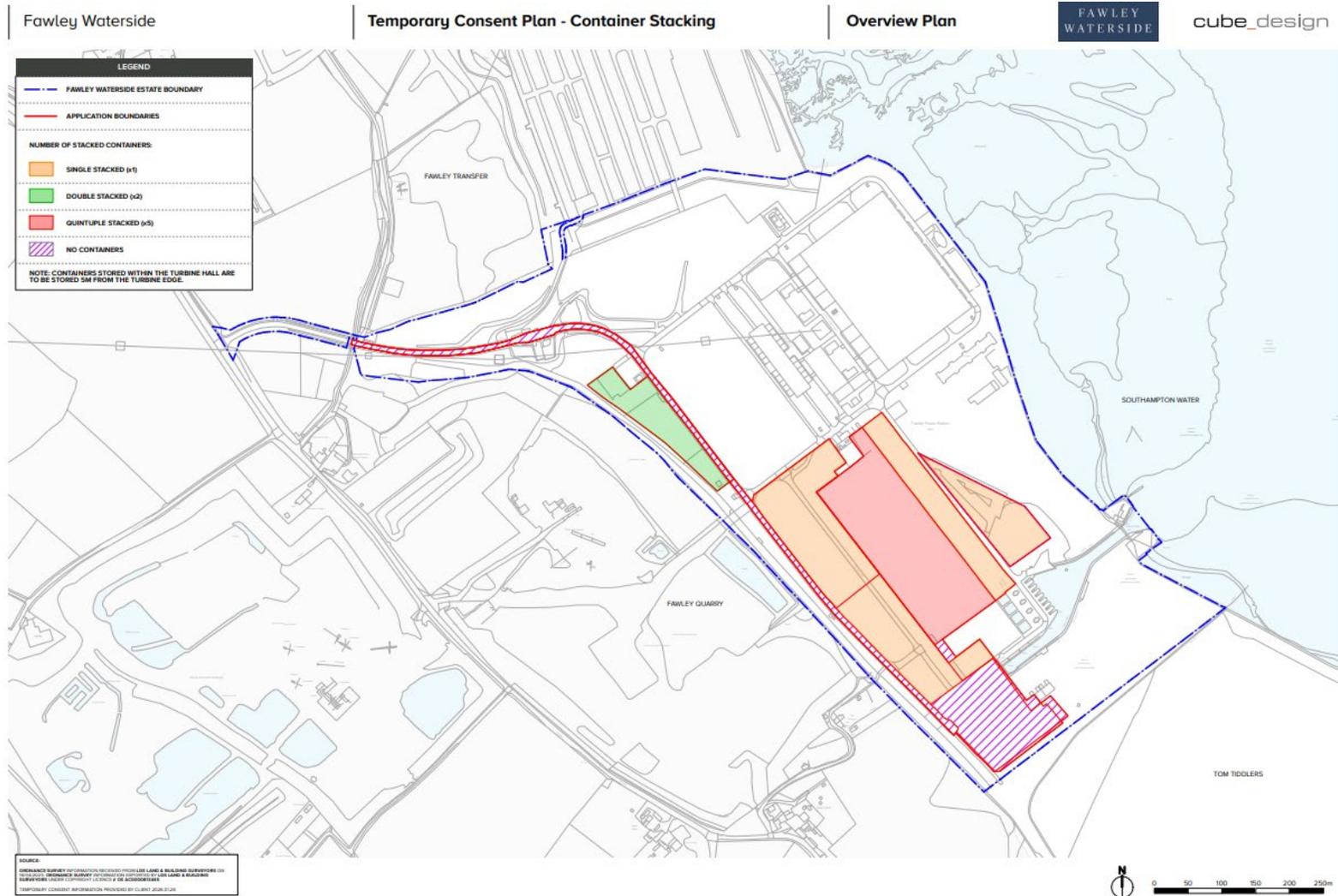


29



site A
site Location Plan
2014. 1. 10. 2014

Temporary Storage Sites

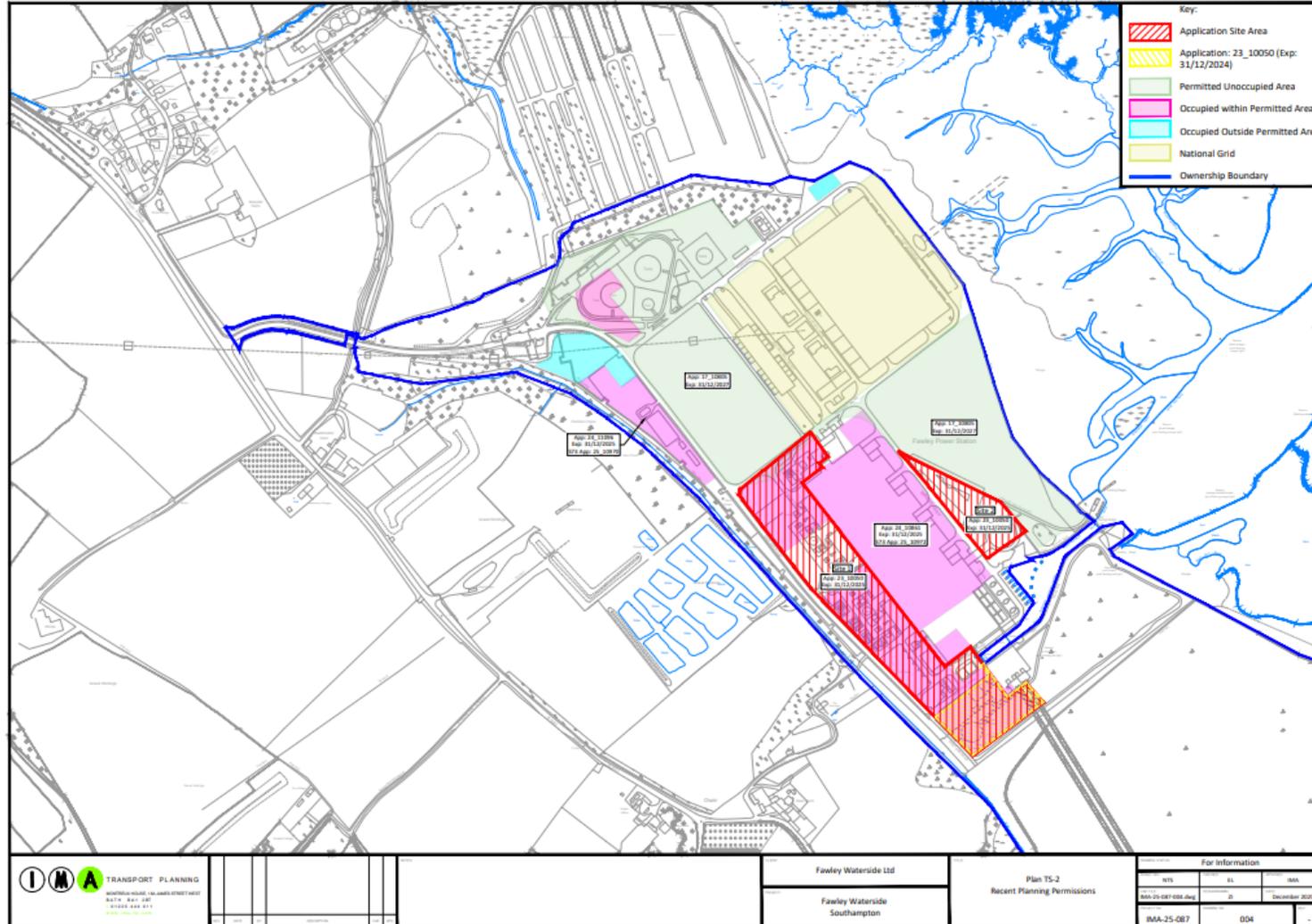


30

Recent Permissions & Site Occupation



31



Photos – Earlcoate Construction Storage Area (1)



Photos – Earlcoate Construction Storage Area (2)



Photos – ICS Storage area



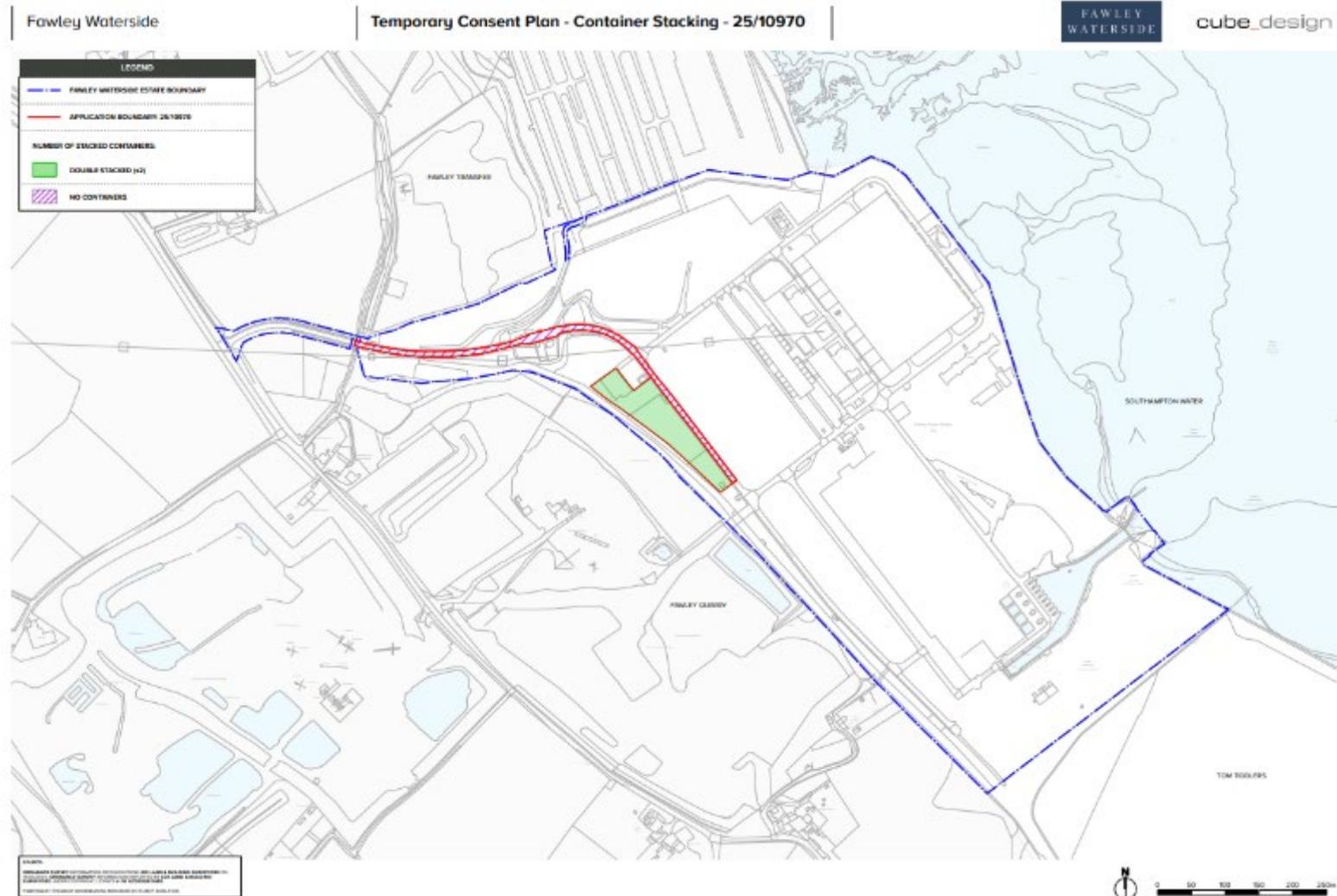
Policy Strategic Site 4 – Concept Masterplan



35



Temporary Consent Plan – Container Stacking



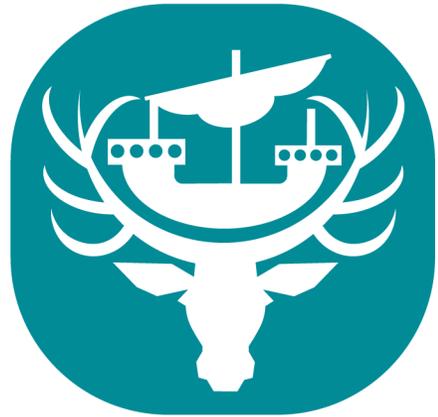
36



Conclusion & Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan.
- A Temporary Planning Permission for the proposed storage and haulage use until the end of 2027 would not prejudice the delivery of a policy compliant development in the longer term.
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological and landscape issues.
- The recommendation is therefore to grant temporary planning permission until 31st December 2027 subject to conditions.

End of 3b 25/10970 presentation



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38



Planning Committee

App No 25/10971

Site of Fawley Power Station,

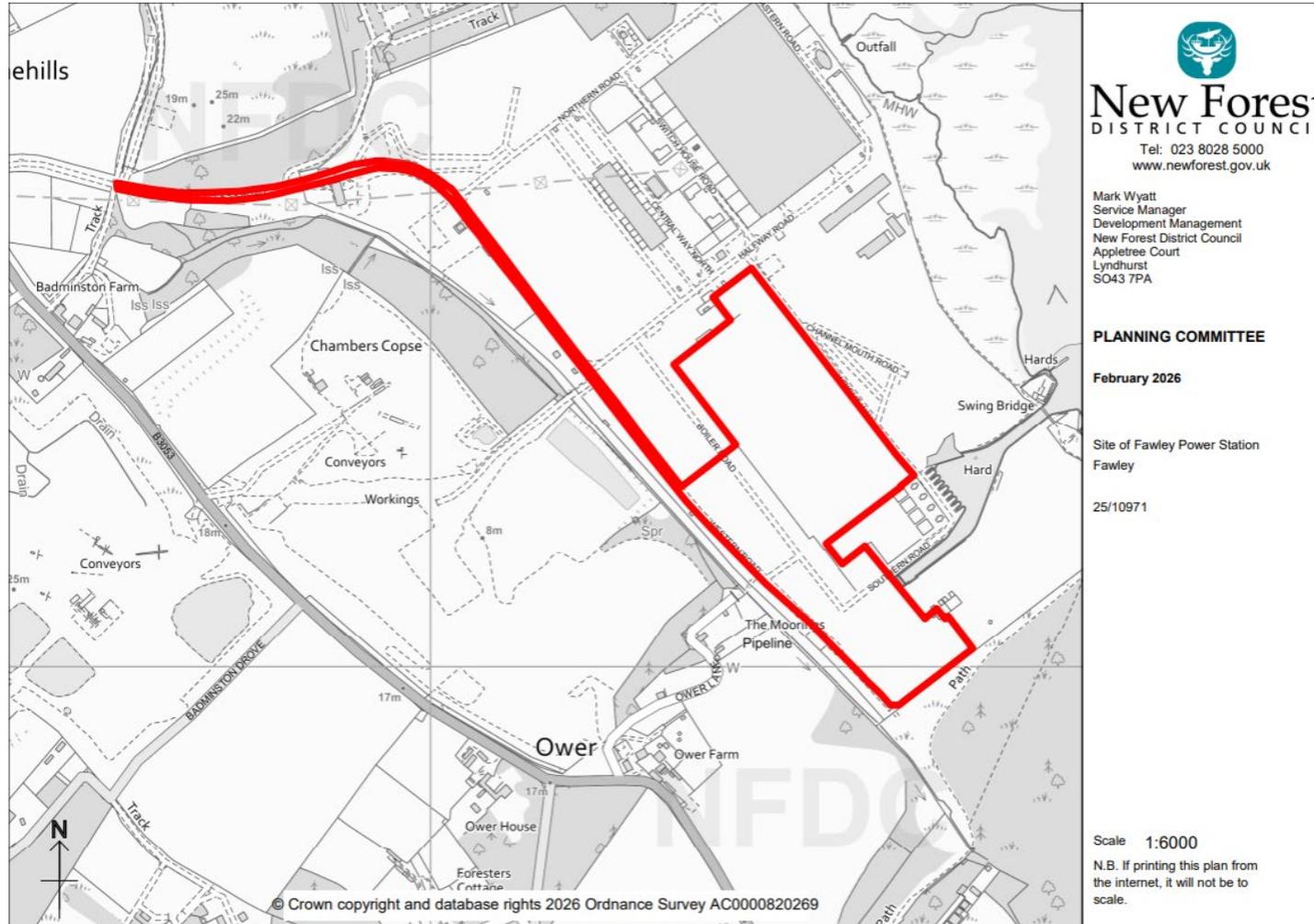
Fawley Road,

Fawley, SO45 1TW

Schedule 3c

Red Line Plan

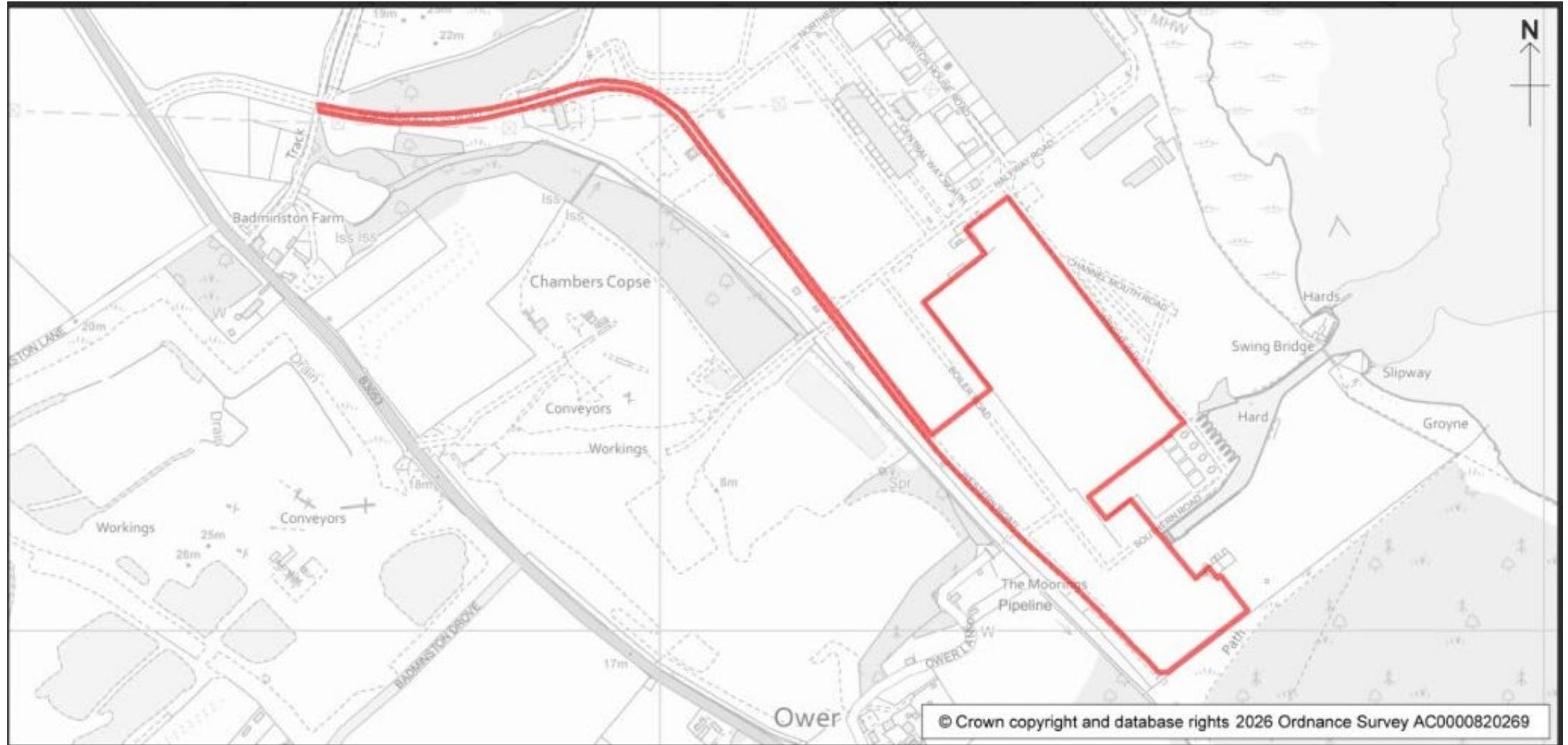
40



General Location



41



Aerial photograph

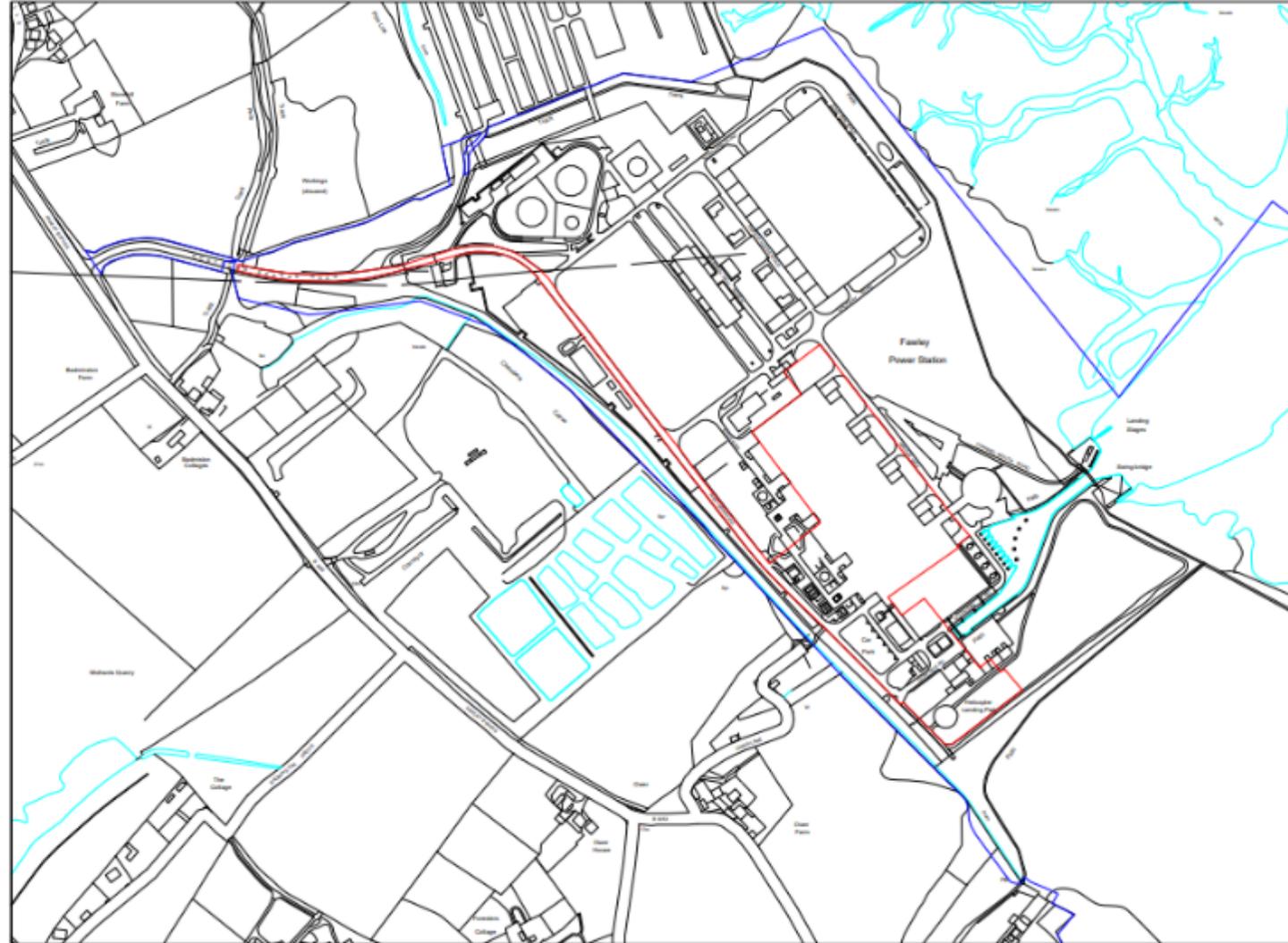


42

Location Plan



43



Site B
Site Location Plan

41

3c 25/10971

Photos – turbine hall basement (1)



Photos – turbine hall basement (2)



Photo – Areas with stored vans



Policy Strategic Site 4 – Concept Masterplan



48

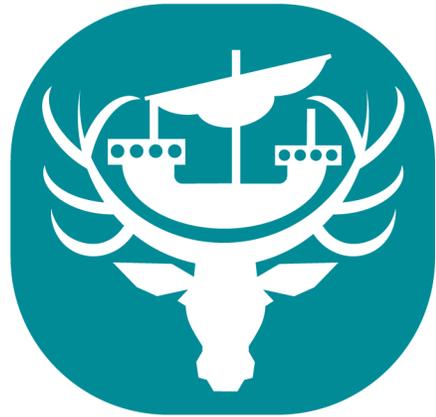


Conclusion & Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan.
- A Temporary Planning Permission for the proposed storage and distribution use until the end of 2027 would not prejudice the delivery of a policy compliant development in the longer term.
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological, landscape and flood risk issues.
- The recommendation is therefore to grant temporary planning permission until 31st December 2027 subject to conditions.

50

End of 3c 25/10971 presentation



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DISTRICT COUNCIL

51



Planning Committee

App No 25/10972

Site of Fawley Power Station,

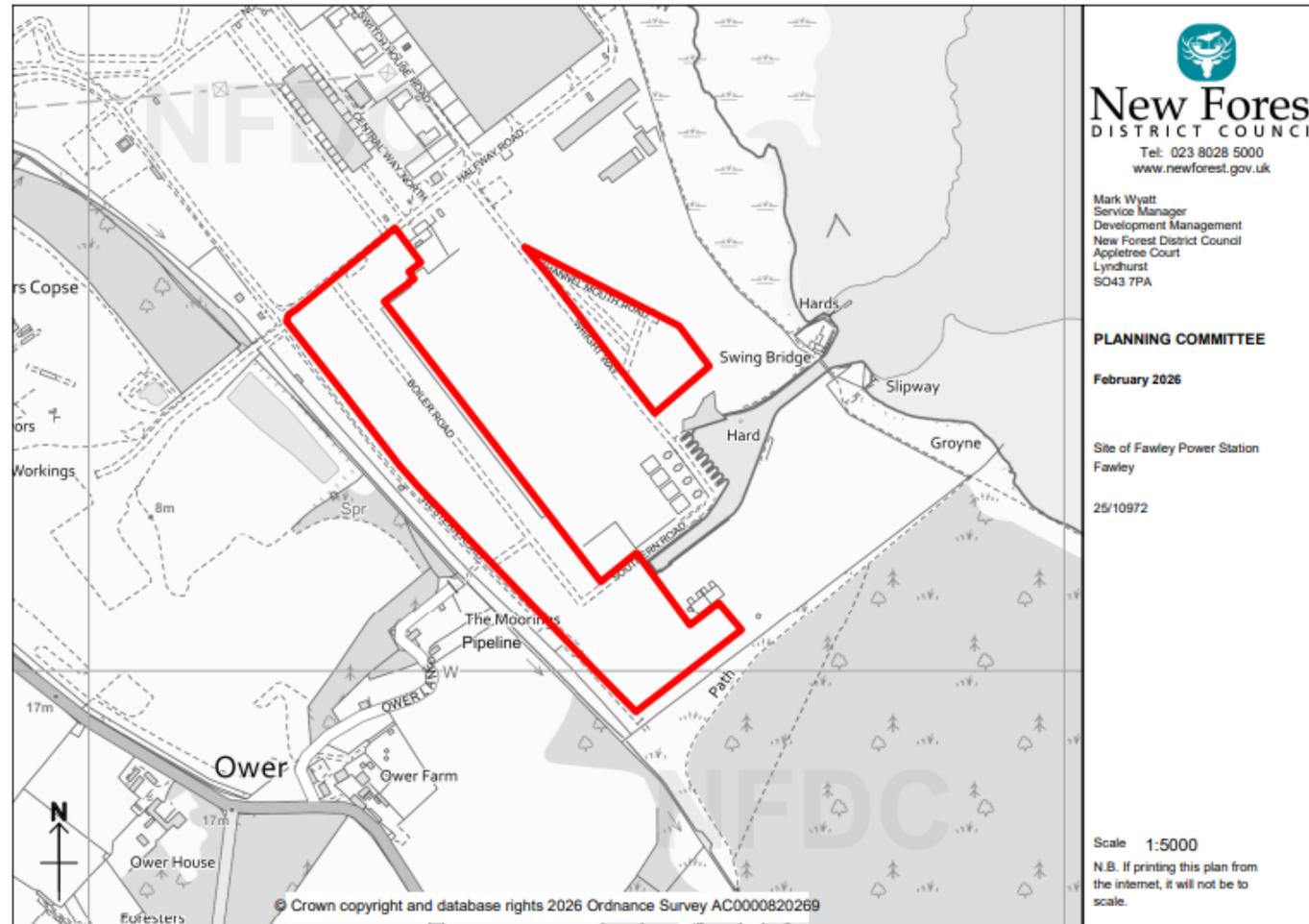
Fawley Road,

Fawley, SO45 1TW

Schedule 3d

Red Line Plan

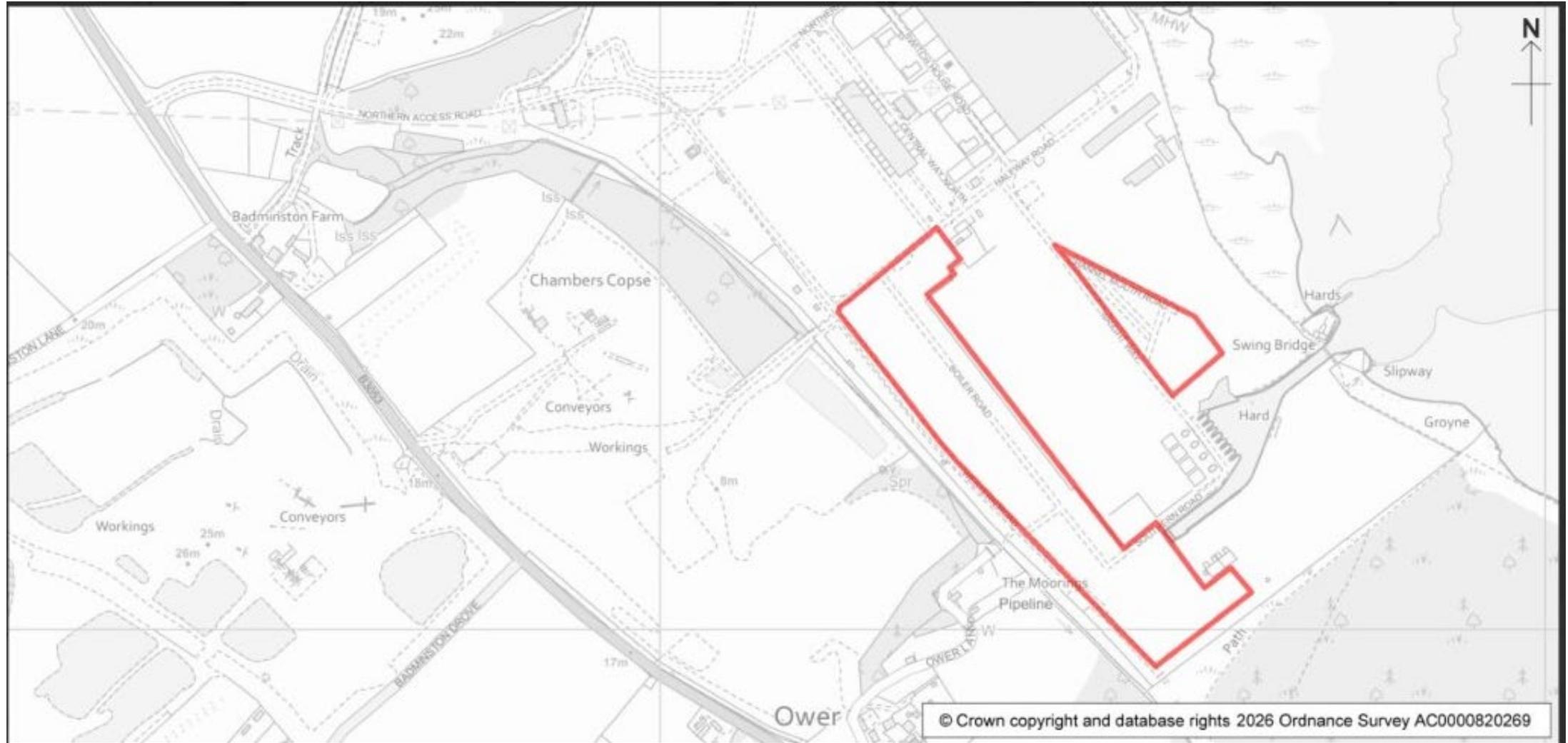
53



General Location



54



Aerial photograph

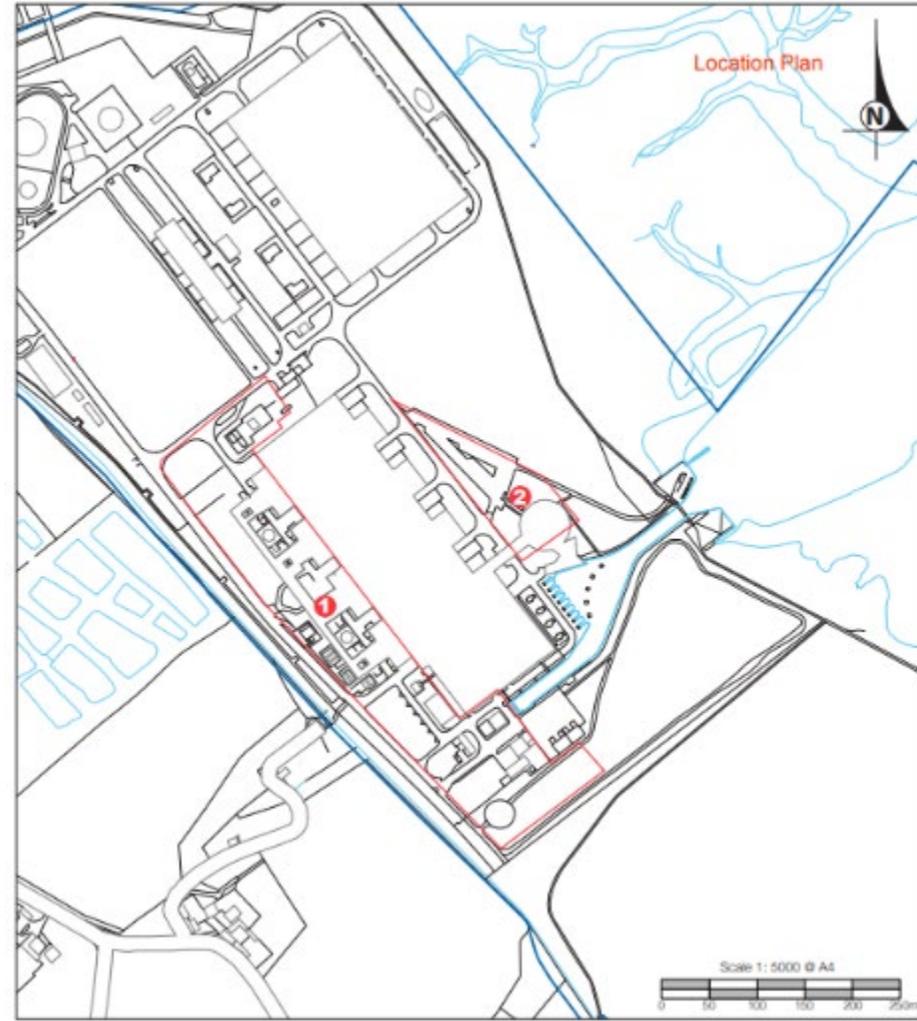
55



Location Plan



56



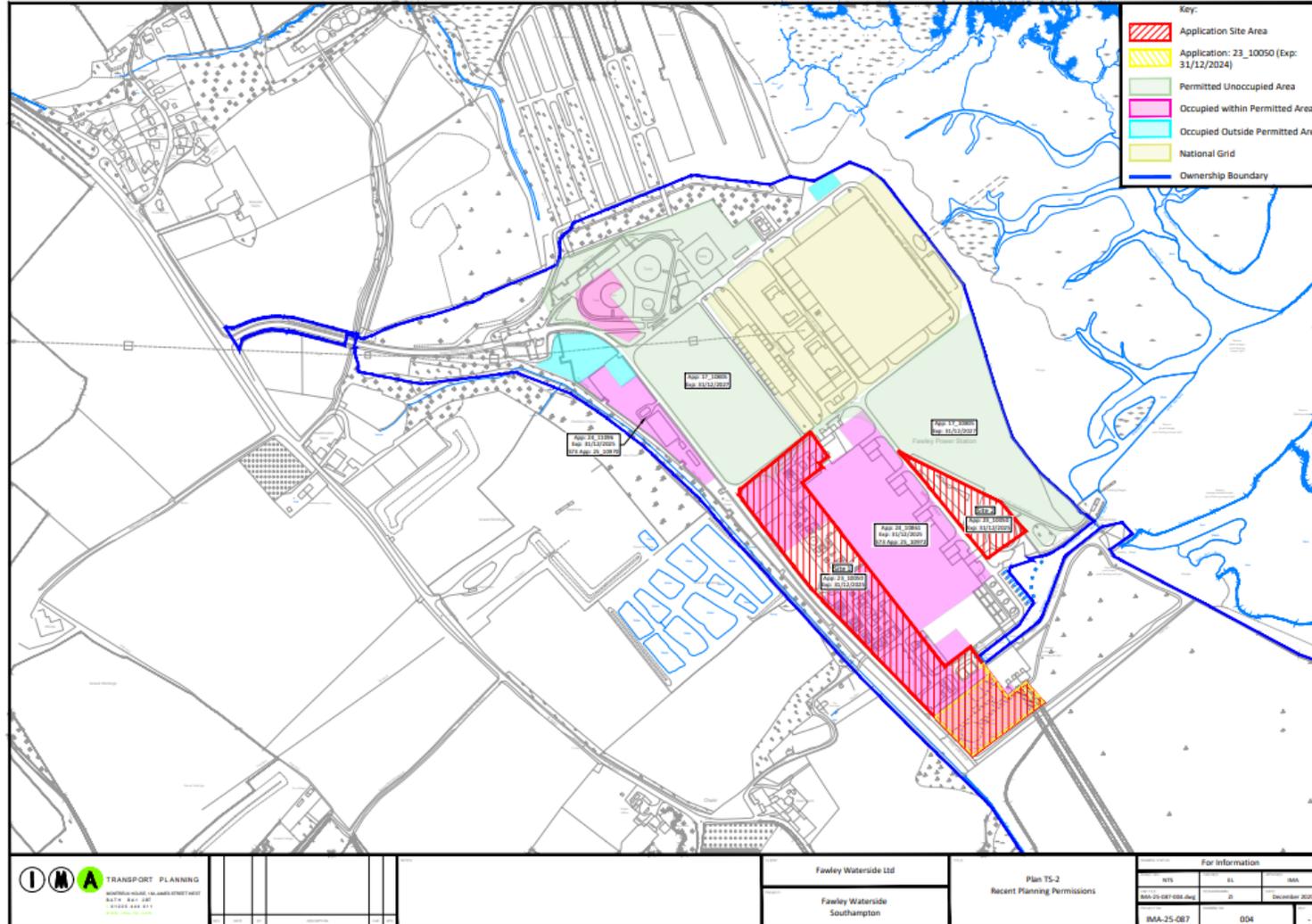
54

3d 25/10972

Recent Permissions & Site Occupation



57



Photos – Churchill storage area



58



Photos – Vacant storage Area (1)



59



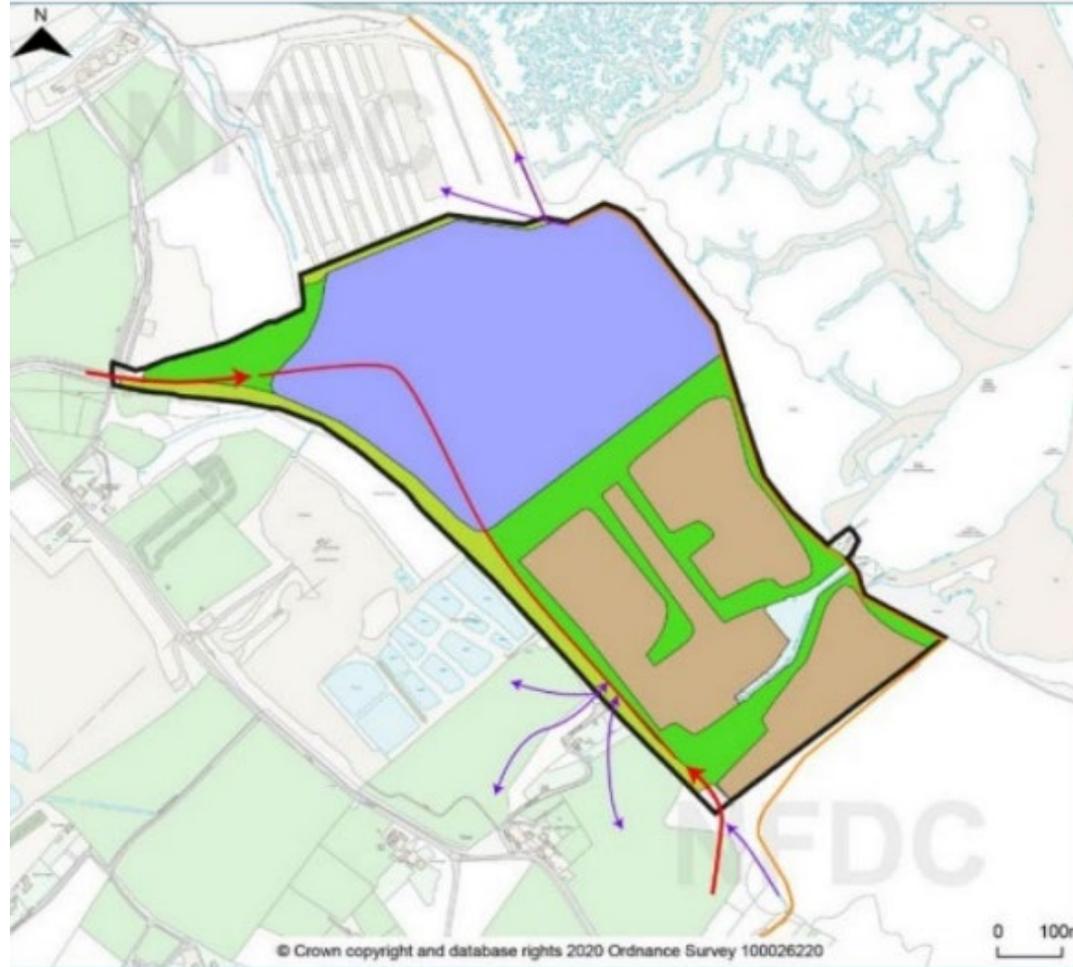
Photos - Vacant Storage Area (2)



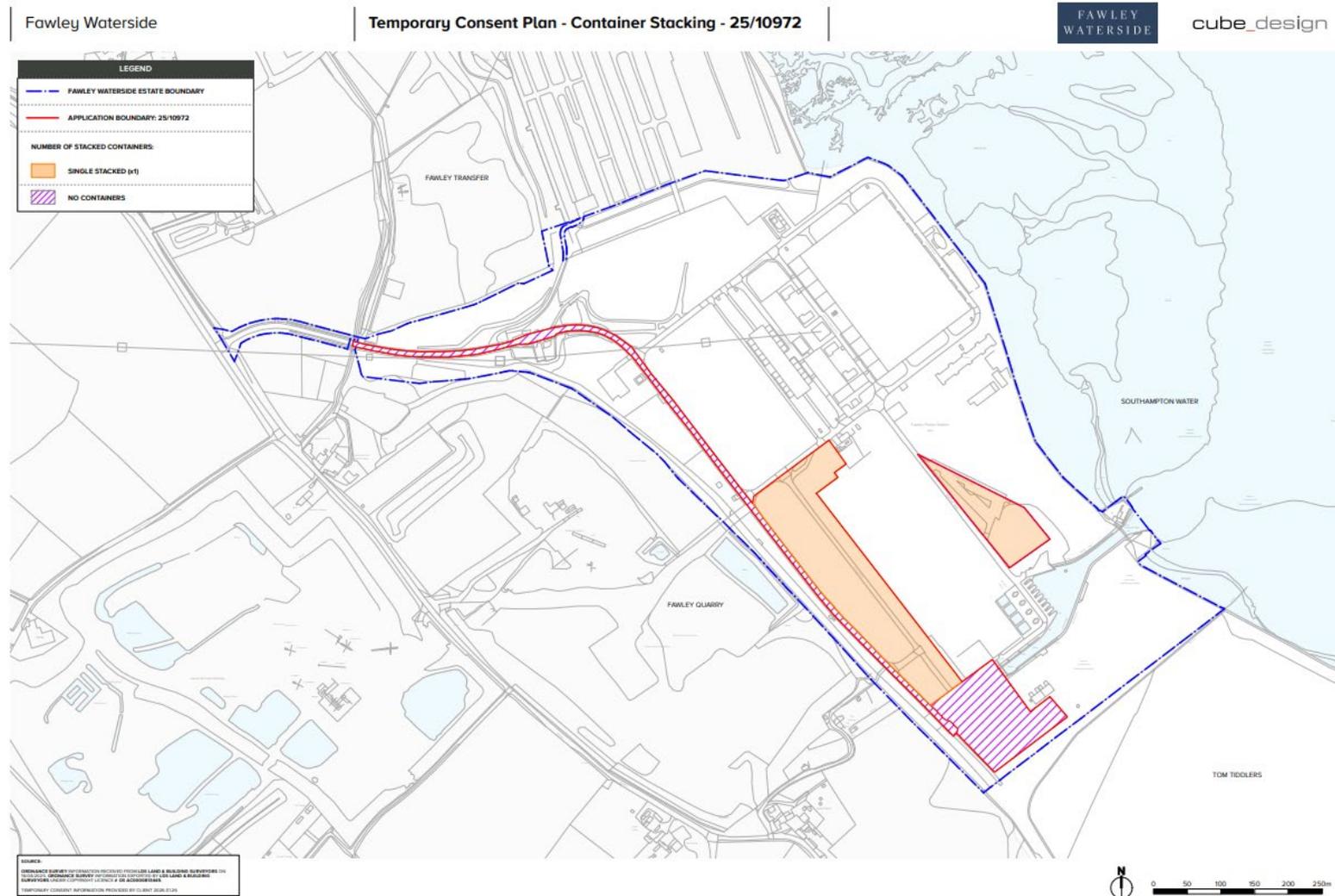
Policy Strategic Site 4 – Concept Masterplan



61



Temporary Consent Plan – Container Stacking



62

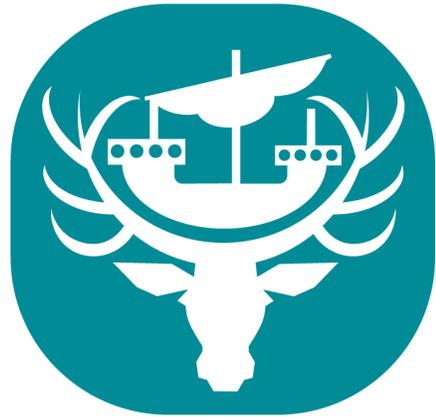


Conclusion & Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan.
- A Temporary Planning Permission for the proposed storage and distribution use until the end of 2027 would not prejudice the delivery of a policy compliant development in the longer term.
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological, landscape and flood risk issues.
- The recommendation is therefore to grant temporary planning permission until 31st December 2027 subject to conditions.

63

End of 3d 25/10972 presentation



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DISTRICT COUNCIL

64



Planning Committee

App No 25/10640

Land East to Bulls Copse Road,

Marchwood Bypass

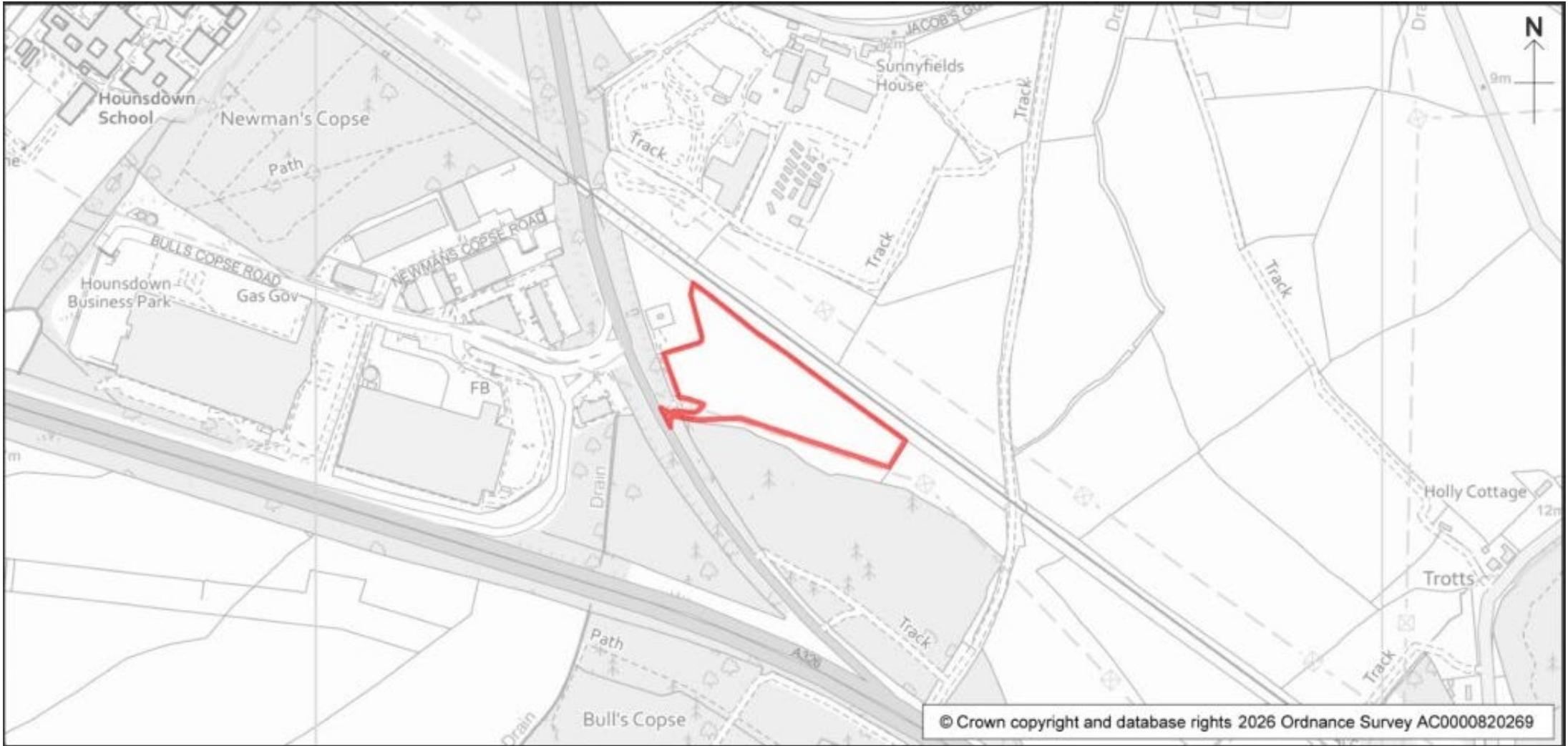
Marchwood, Totton SO40 4UE

Schedule 3e

General Location



66



Site context plan



67

THE SITE



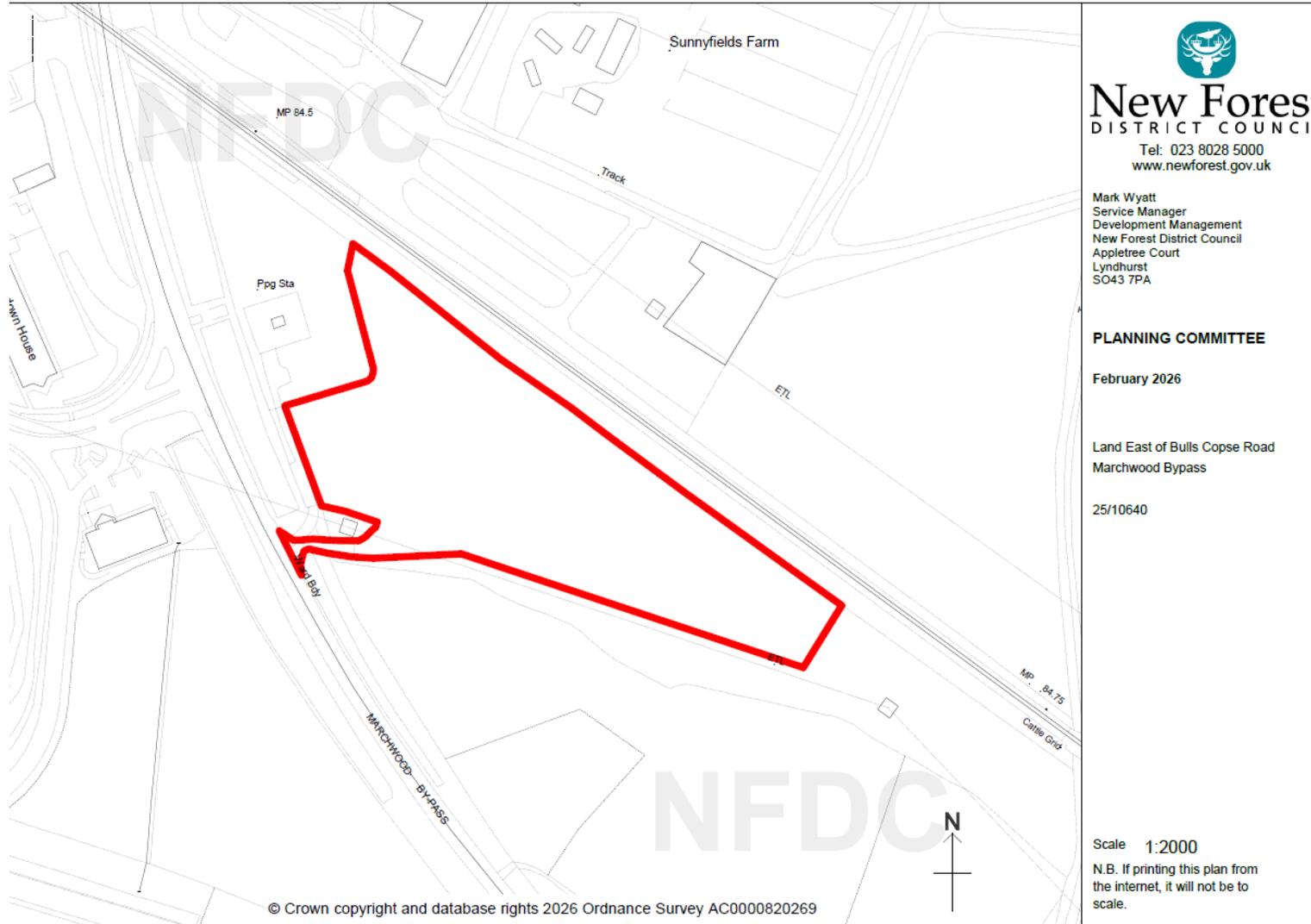
**Bury Brickfield connection:
Pylon and Grid supply Point**

**New Forest National Park
Boundary**

65

3e 25/10640

Red Line Plan



Aerial photograph



69

67

3e 25/10640

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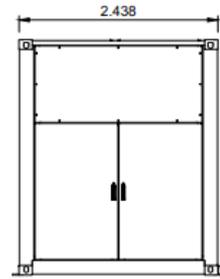
Proposed Site Layout



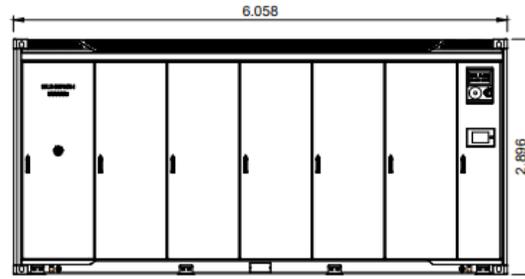
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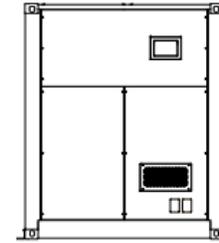
Proposed battery container plans



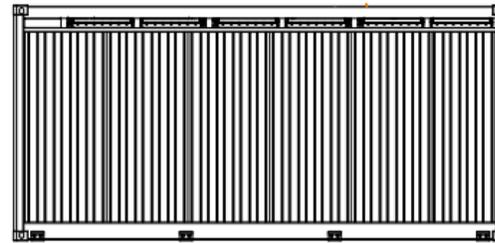
Right view



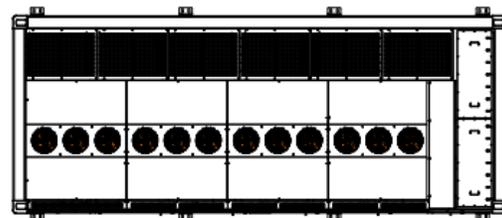
Front view



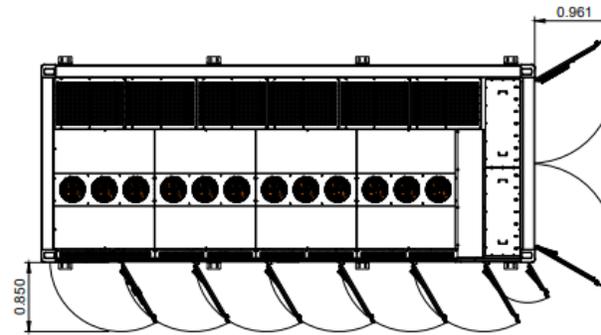
Left view



Back View



Top View (Closed State)

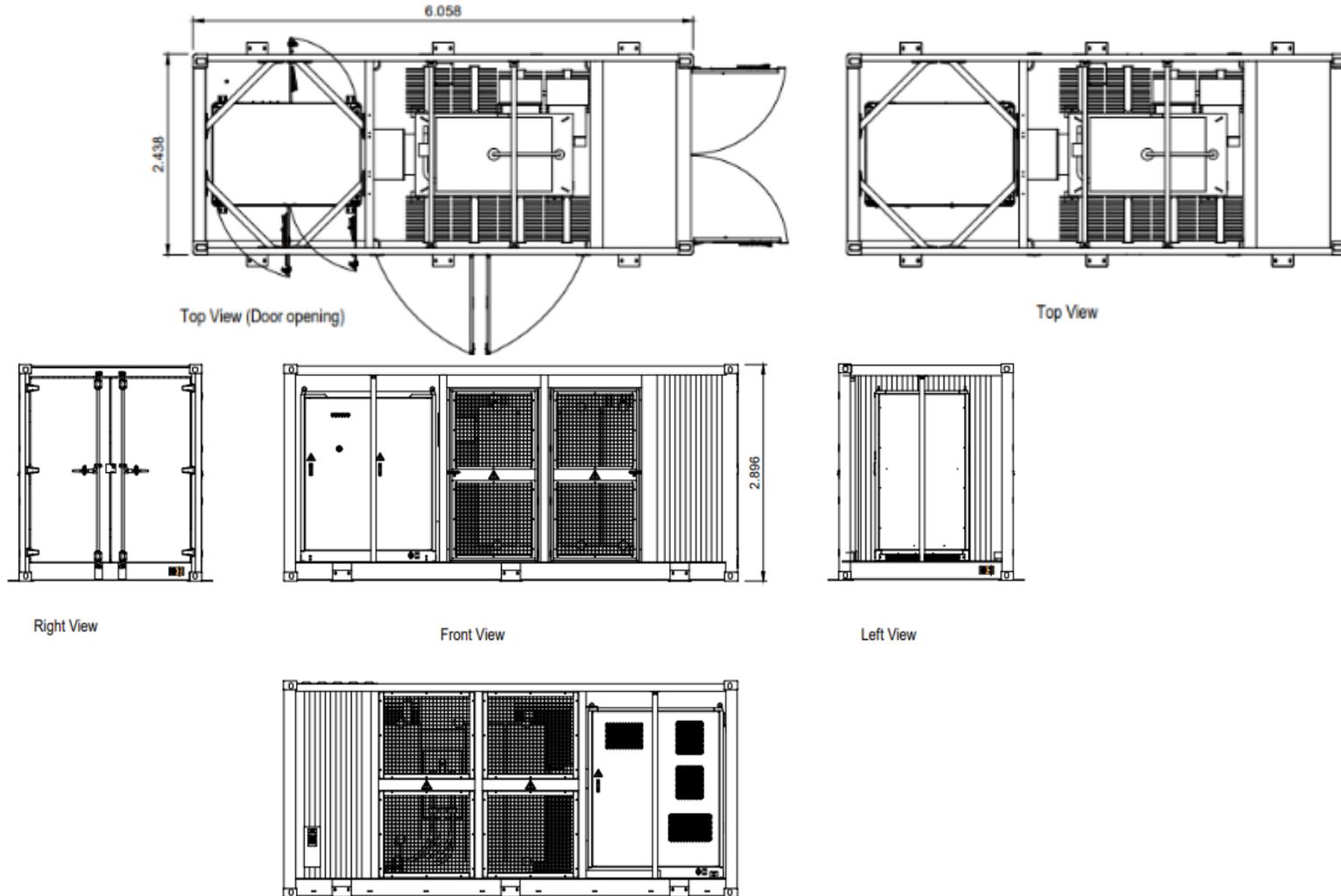


Top View (Open state)



Finished in light grey

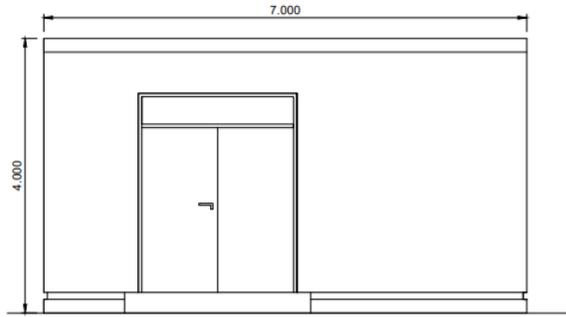
Proposed Transformer plans



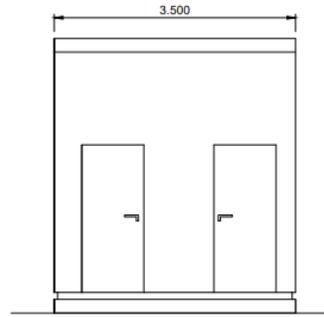
73

Finished in light grey

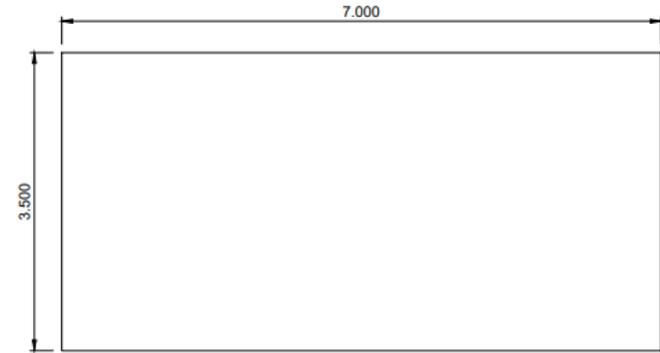
Proposed DNO Sub station – elevations and floor plans



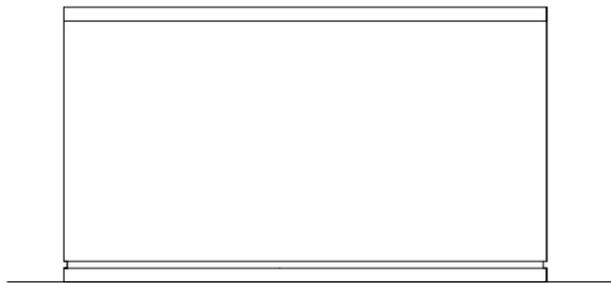
Front Elevation



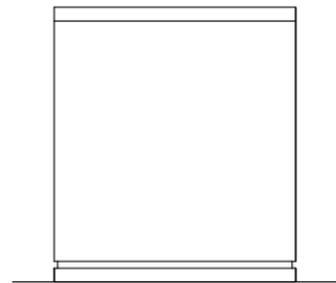
Side Elevation A



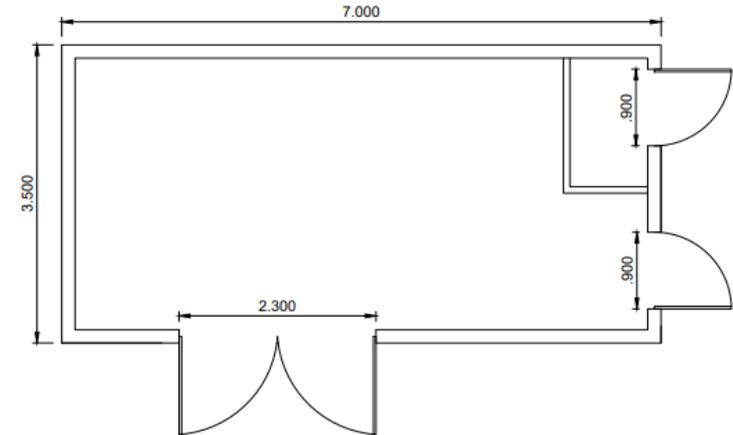
Roof Plan



Rear Elevation



Side Elevation B

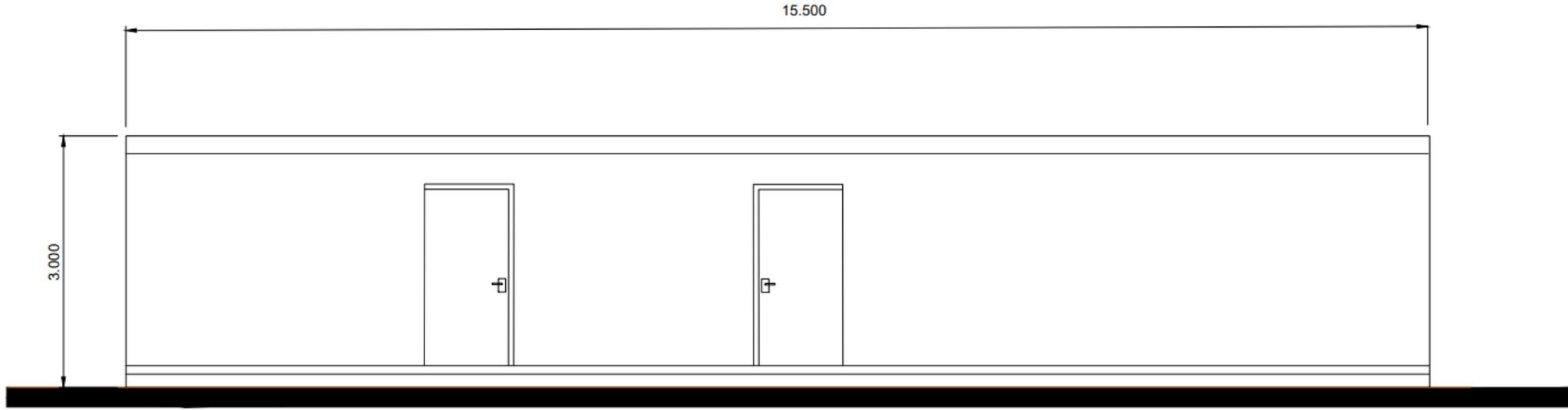


Plan

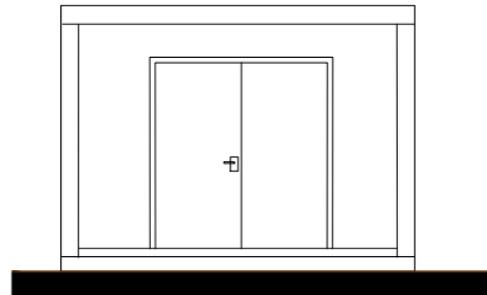


Proposed Sub-station - elevations

75



Front Elevation

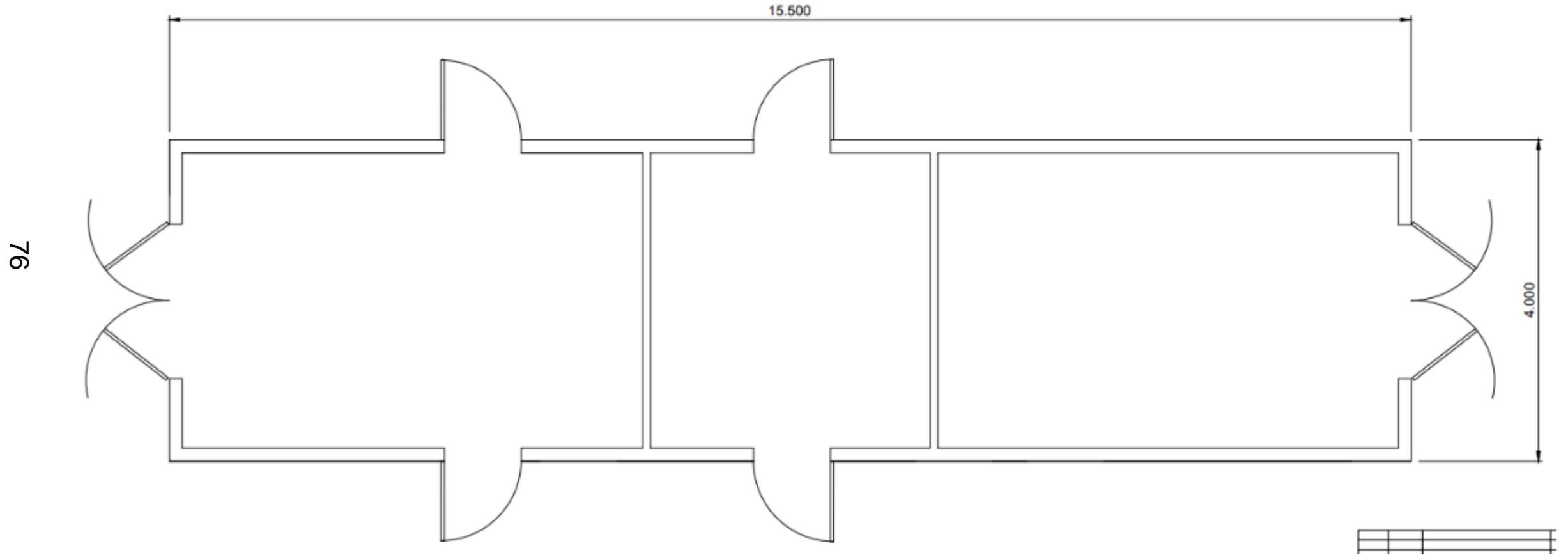


Side Elevation

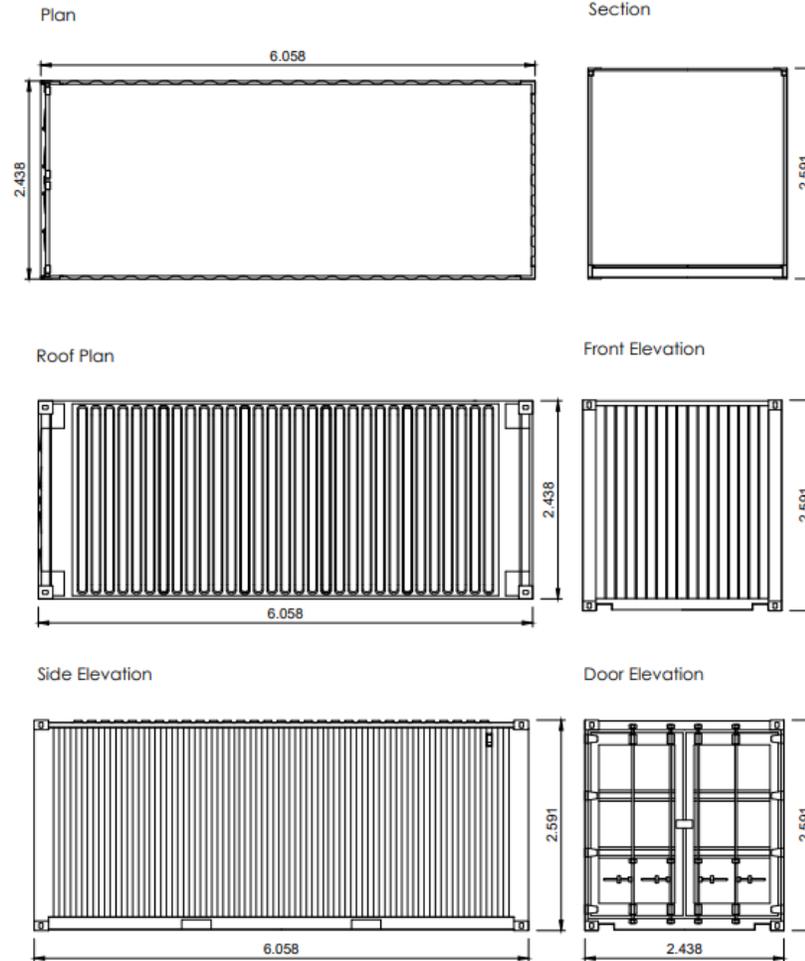
Finished in Holly Green



Proposed Sub-station - floorplans

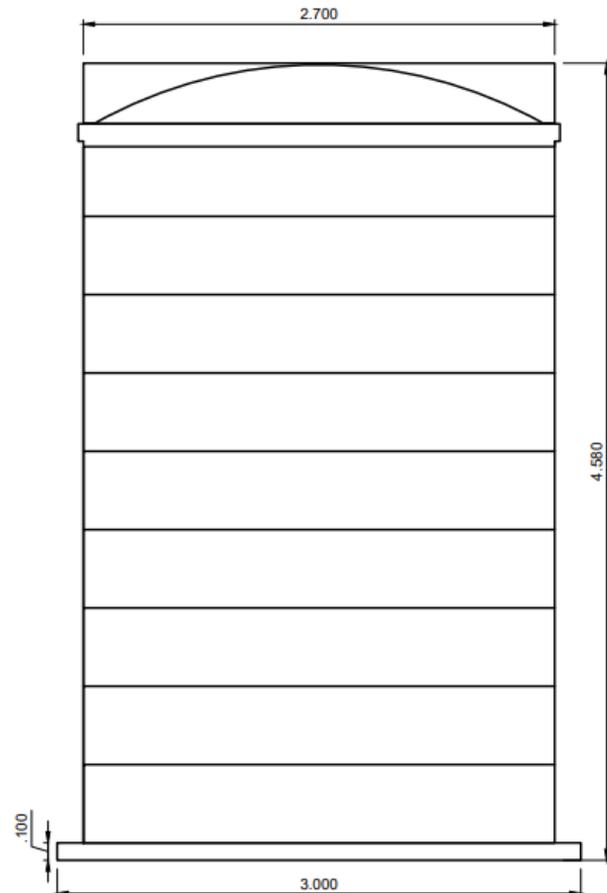


Proposed Spare Parts container



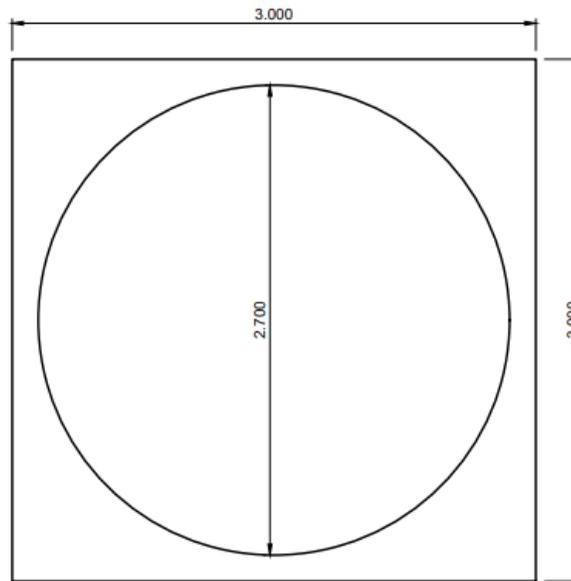
77

Proposed water tanks



25,000 Litre Water Tank

Height 4.580m
Diameter 2.700m
Weight 500kg
Capacity 25,000 litres
Material MDPE



Photographic Image of 2 x 25,000 litre Water Tanks

87

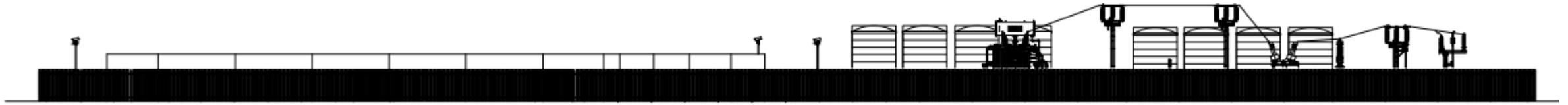
76

3e 25/10640

Proposed Elevations

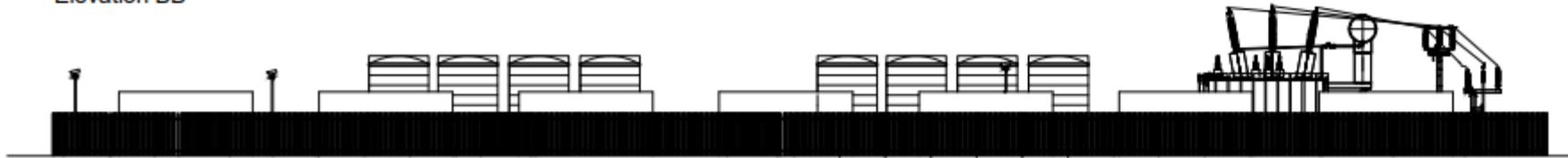


Elevation AA

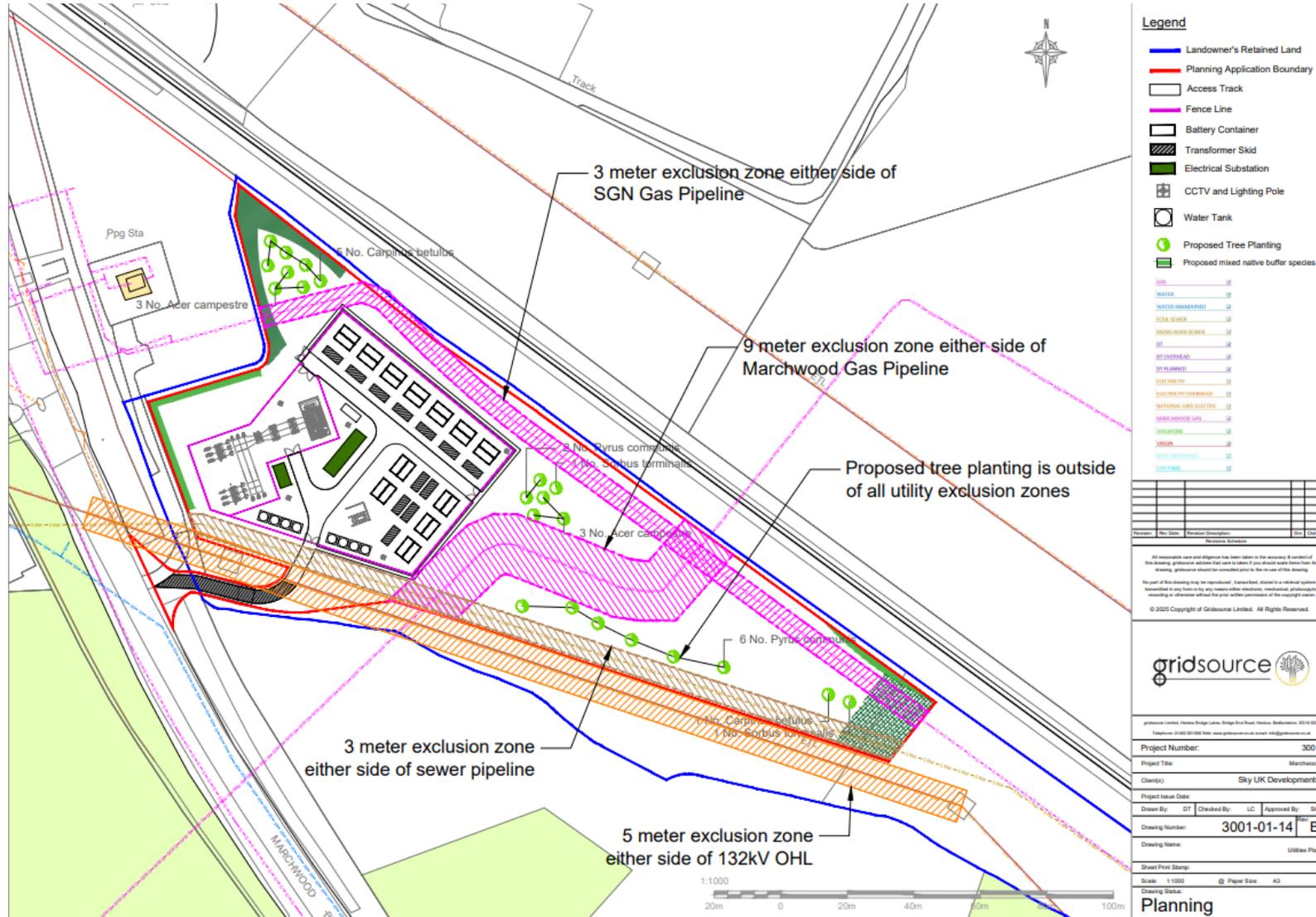


79

Elevation BB

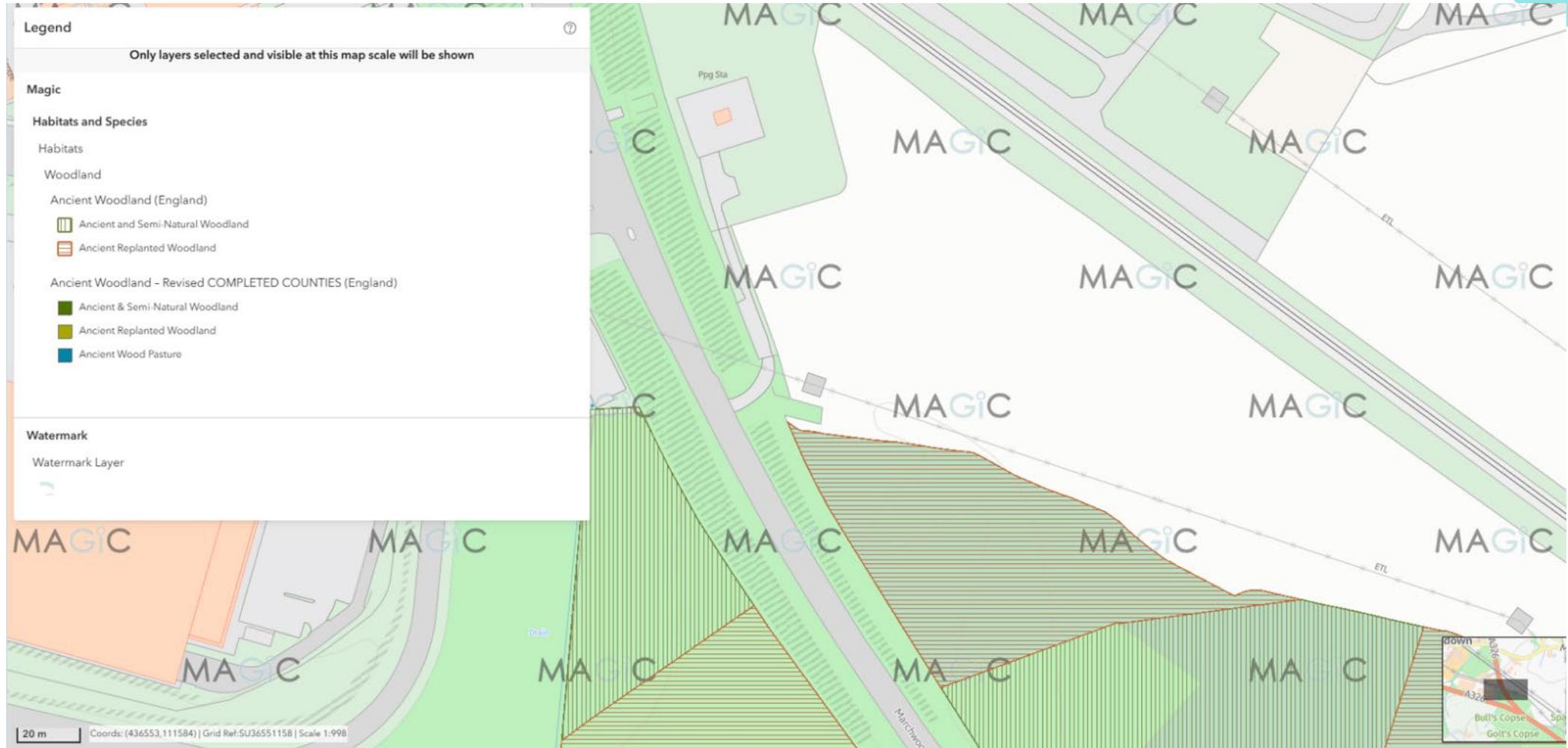


Utilities Buffer Plan



80

Ancient Woodland designation



81

Ancient Woodland buffer plan



82

Access to site from Marchwood Bypass (Summer)



83





Context - looking south-west towards site (Winter)

84





Site context – looking north-east from site access

85





Towards site from Bulls Copse Road

98



84

3e 25/10640

Access visibility

87



Southbound



Northbound





Towards site – showing raised site level

88



Access gate to site (Winter)



89



Towards access gate from within the site (Summer)



06



Application site – looking east (Summer)



91



Application site



92



Ancient woodland on southern boundary



93



Looking north-west (Summer)



94



92

3e 25/10640

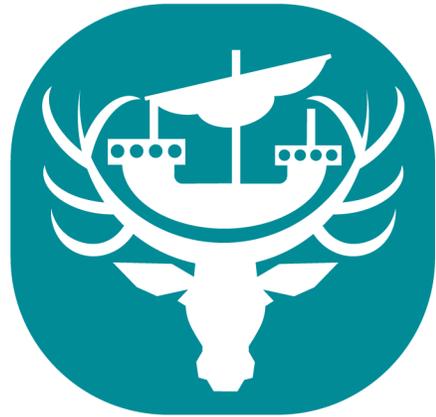


RECOMMENDATION:

DELEGATE APPROVAL subject to conditions once the publicity period relating to the development plan departure has expired.

- This type of development is encouraged by national policy which emphasise the benefits of BESS proposals to meeting wider climate change objectives.
- Significant weight which must be given to the need for the BESS, the planning balance concludes that a departure from development plan policy can be justified in this instance for a period of 30 years and as such the principle of the development is accepted.
- The scheme ensures that the impact on the ancient woodland on the southern boundary of the site would be minimised.
- Ecological enhancement and BNG will be secured
- The visual impact of the development would be acceptable.
- Any impact on residential amenity can be mitigated, by planning conditions
- Highway safety would not be prejudiced by the proposed development
- All other health and safety issues have been addressed.
- An 8-year commencement period is justified due to the likelihood that this connection will not be possible until 2035

End of 3e 25/10640 presentation



New Forest
DISTRICT COUNCIL

96



Planning Committee

App No 25/10891

Land Adjacent Hill View,

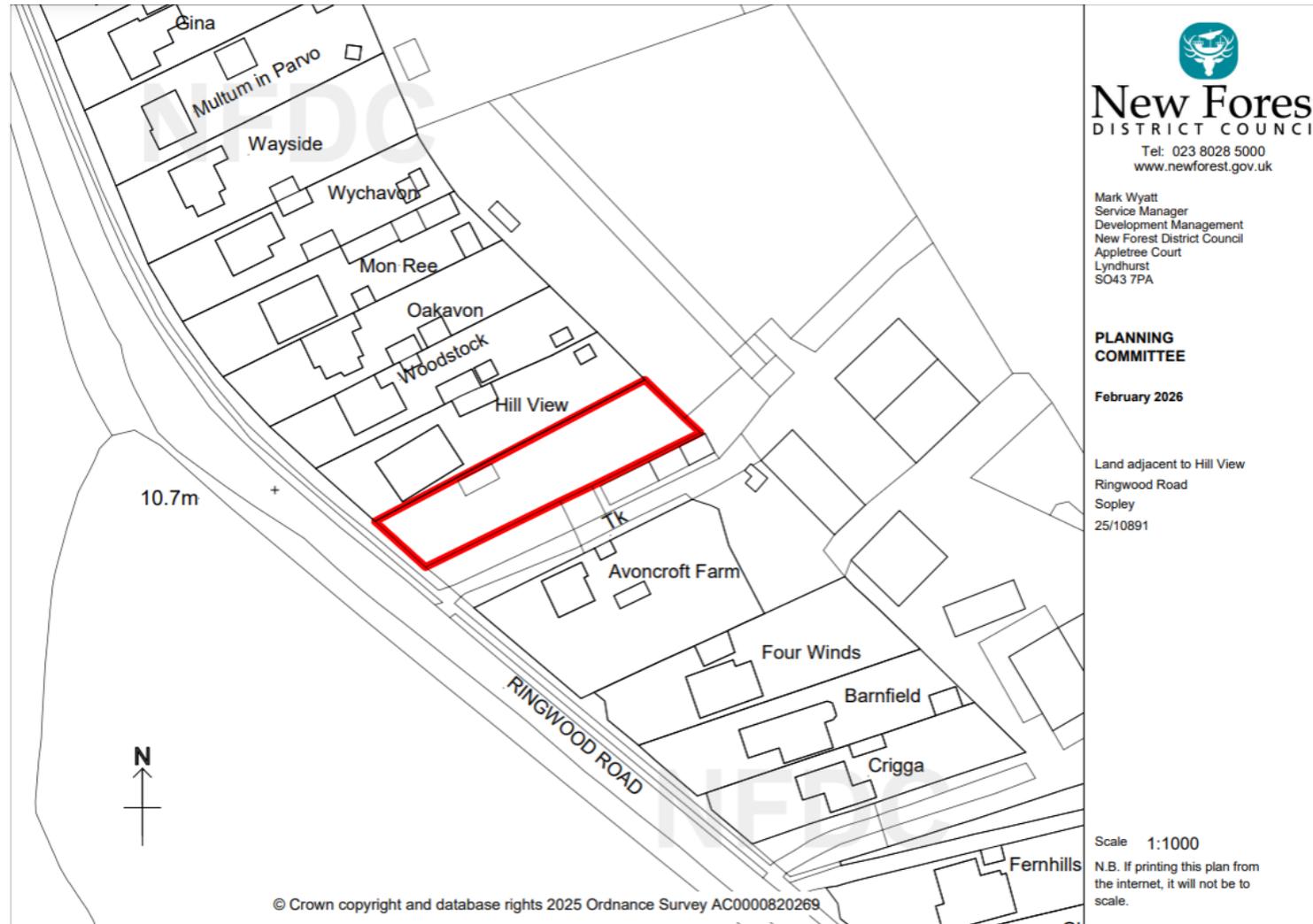
Ringwood Road

Sopley, BH23 7BE

Schedule 3f

Red Line Plan

86



96

3f 25/10891

Aerial photograph

100



Street View



North



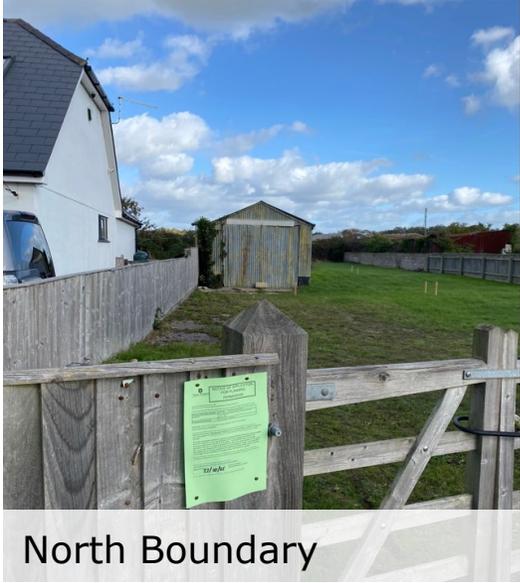
South



Central

101

Site



North Boundary



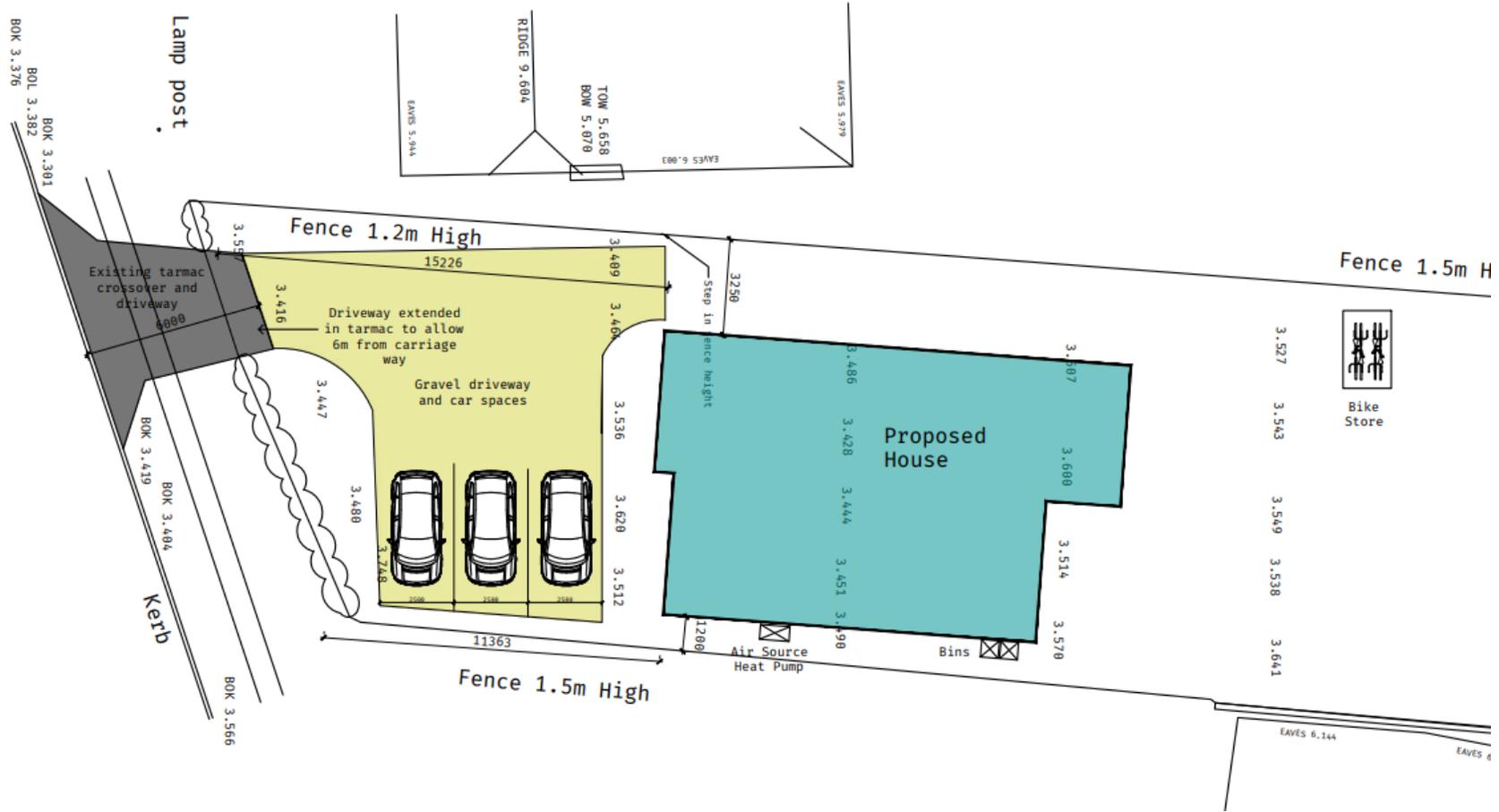
Central View



South Boundary



Site Plan



103



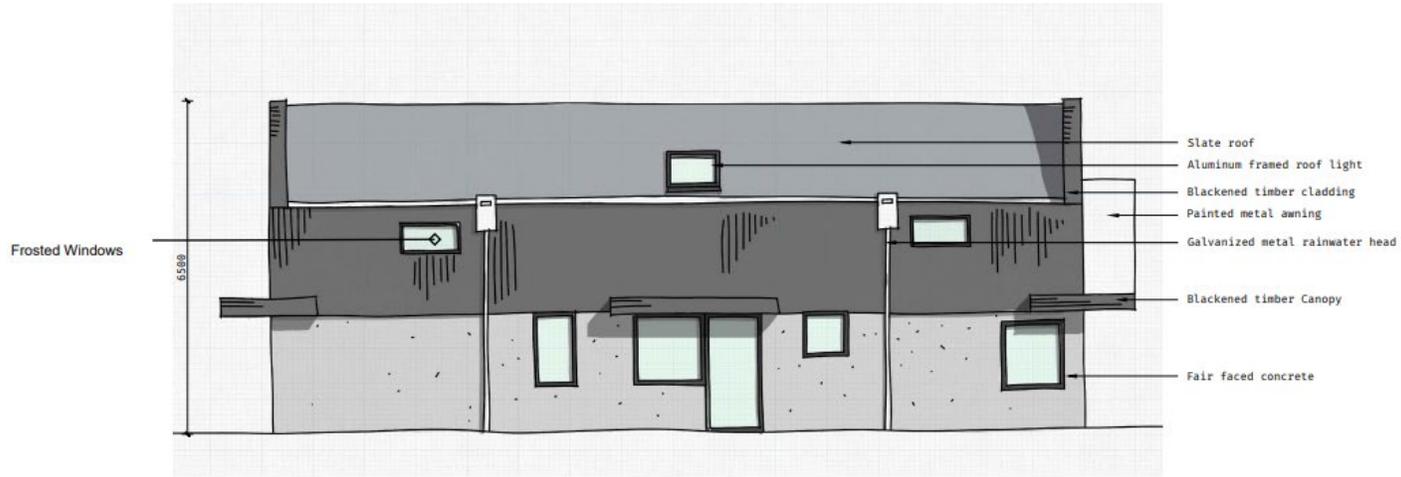
Street scene



104



Side Elevations (North/South)



Side Elevation



Side Elevation

105

Front and Rear Elevations



Front Elevation

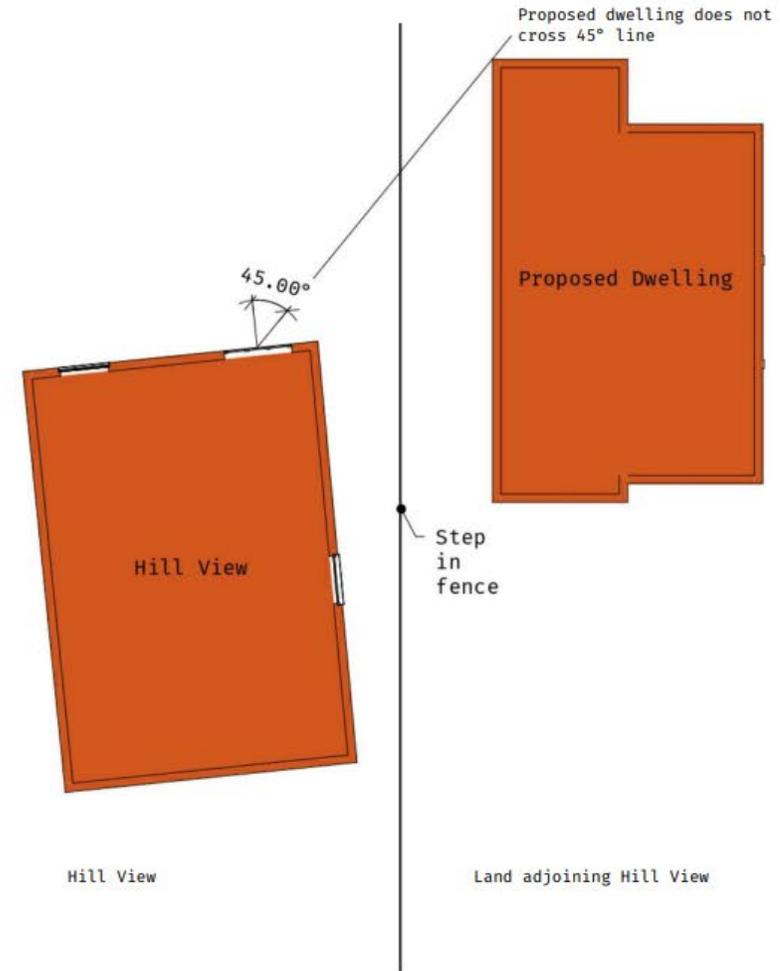
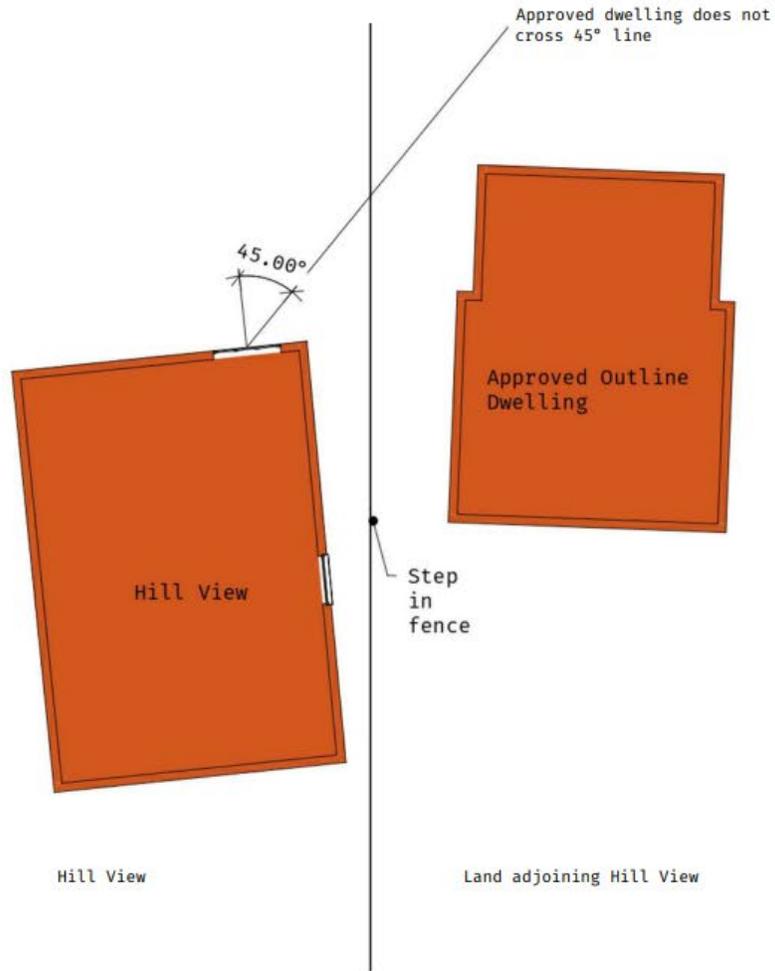


3f 25/10891

Shadowing- daylight / sunlight



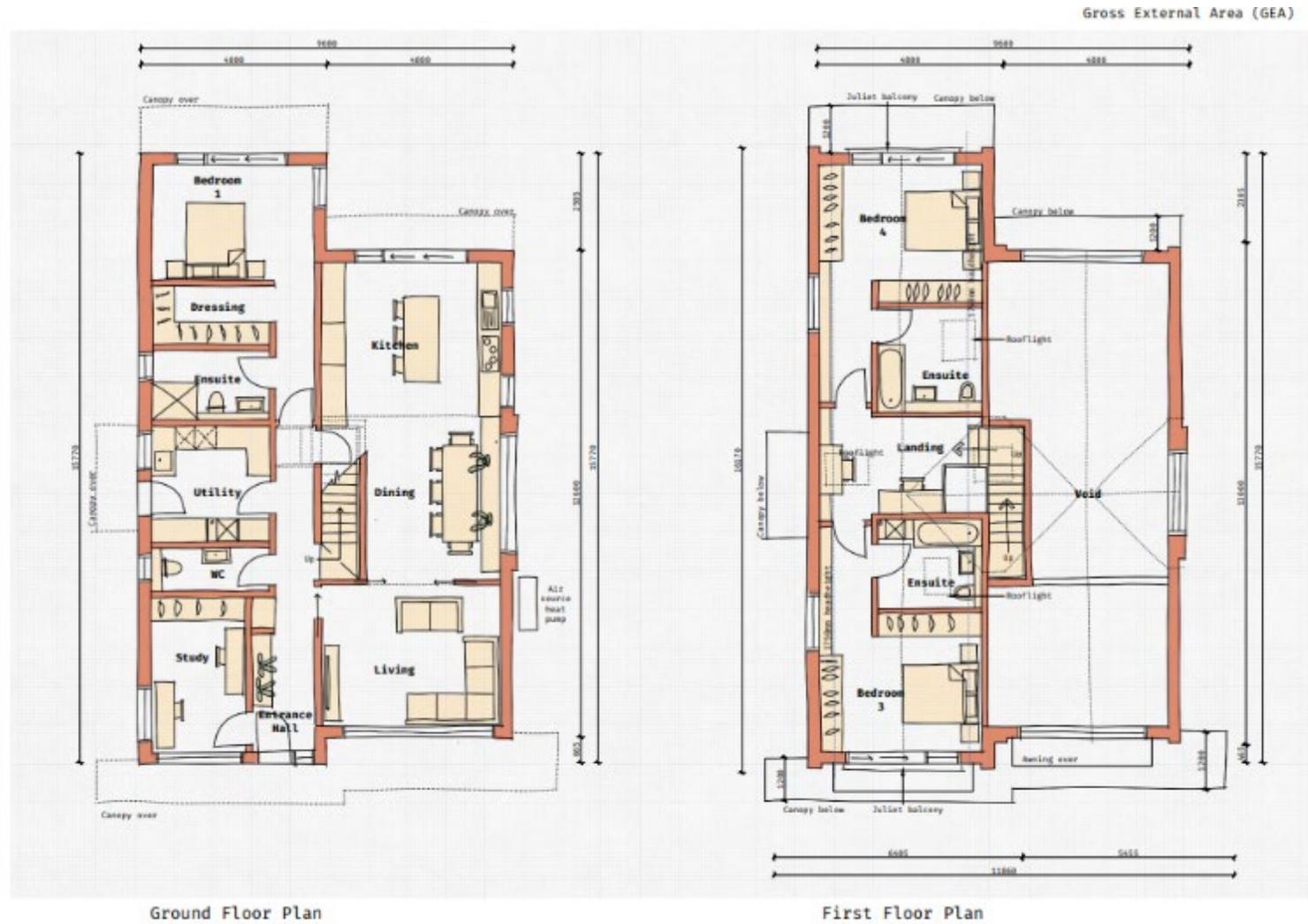
107



105

3f 25/10891

Floor Plans



108

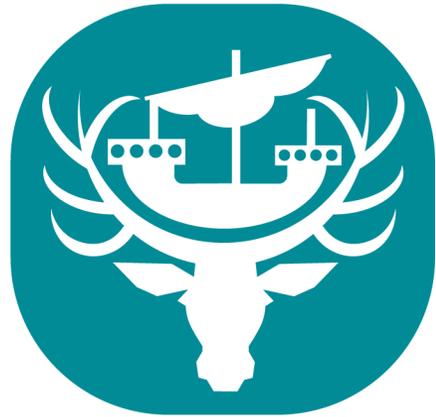


Recommendation

- Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:
 - **i)** the prior completion, of a planning obligation entered into by way of a Section 106 Agreement to secure the following:
 - New Forest recreational mitigation (infrastructure and non-infrastructure), and
 - Air-quality monitoring contributions; and
 - **ii)** The imposition of the Conditions as set out below and any additional / amended conditions or variation to the heads of terms as deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions:

109

End of 3f 25/10891 presentation



New Forest

DISTRICT COUNCIL

110





Planning Committee

App No 25/10844

34 Western Road,

Lymington

SO41 9HL

Schedule 3g

Red Line Plan

112



General Location



113

Aerial photograph



114

112

3g 25/10844

Proposed site Plan

115



Location Plan 1:1250

Site as existing outlined in red.



Site Layout 1:500

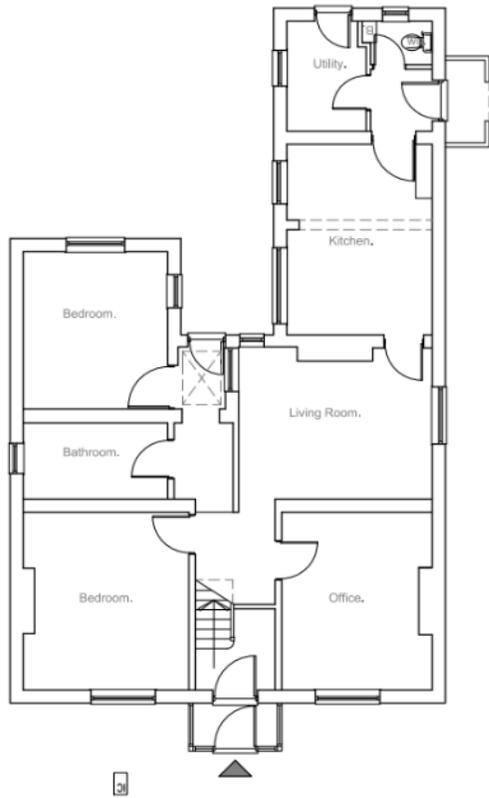
Proposed indicated as hatched with Buildings to be removed dashed blue.



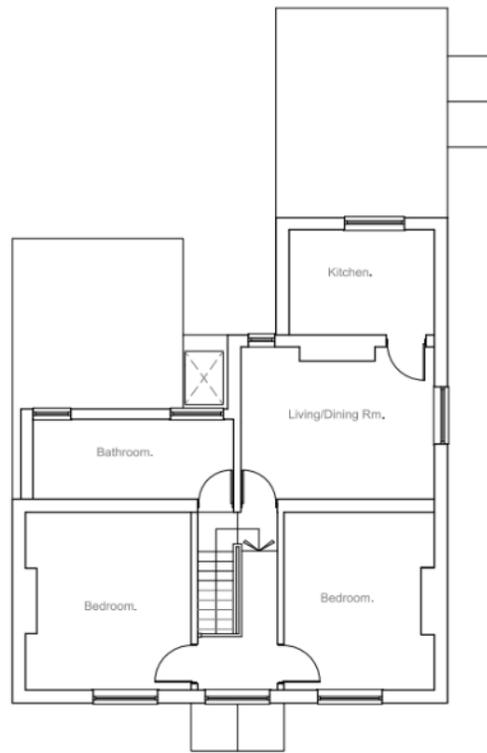
Proposal – Conversion of the flats



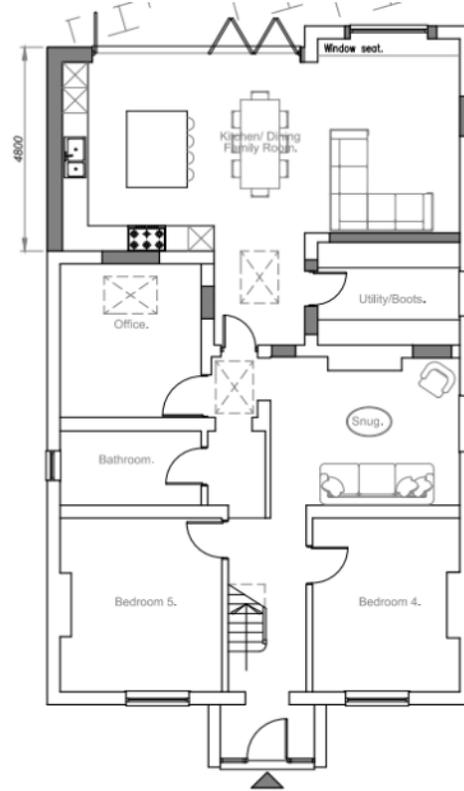
116



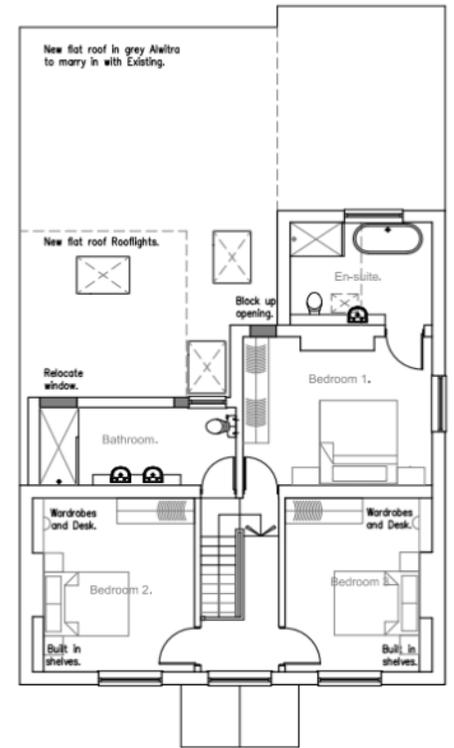
Existing Ground Floor Plan



First Floor Plan



Proposed Ground Floor Plan



First Floor Plan

Conversion of flats – front elevations



117



Existing Front Elevation



Proposed Front Elevation

Conversion of flats East elevation



118



Existing Side Elevation 1



Proposed Side Elevation 1

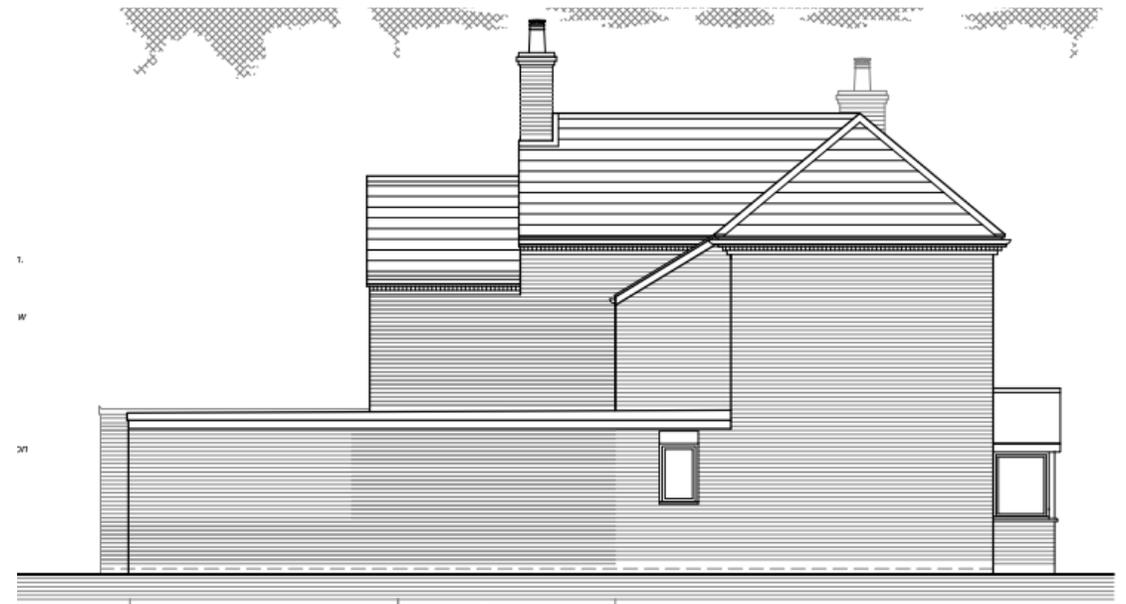
Conversion of flats West Elevation



119



Existing Side Elevation 2



Proposed Side Elevation 2

Conversion of flats – rear elevation



120



Existing Rear Elevation



Proposed Rear Elevation

Site photos front and side of flats



121



Site photos rear of flats

122



120

3g 25/10844

Site photos of flats



123



121

3g 25/10844

Impact of extension on No. 36 Western Road



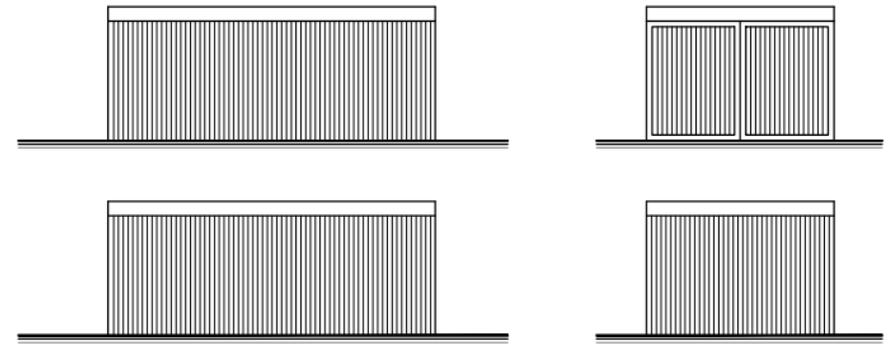
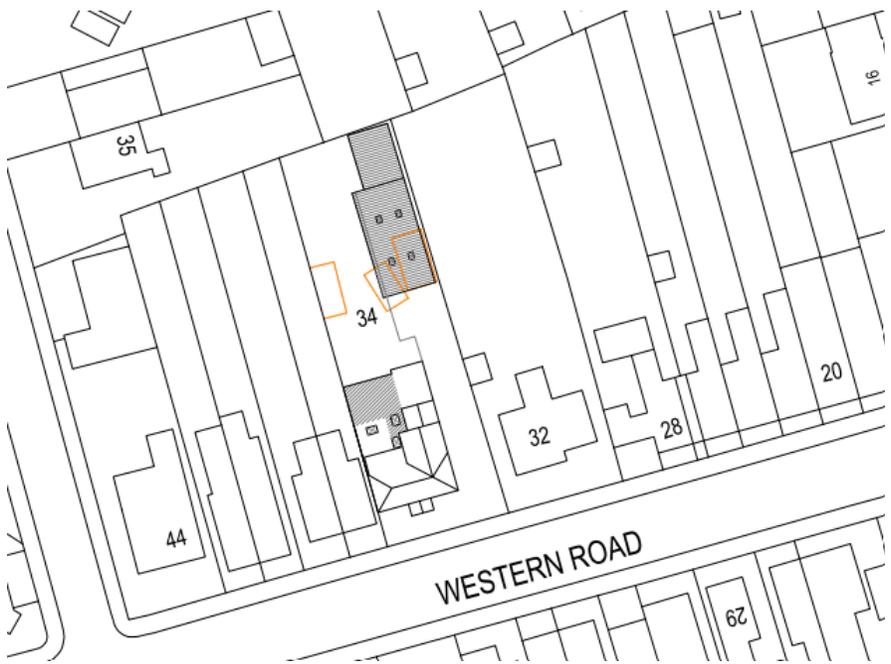
124



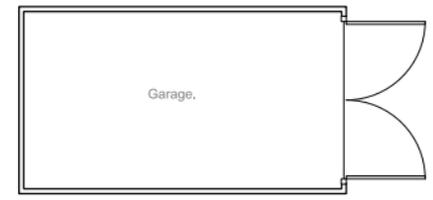
The outbuilding



125

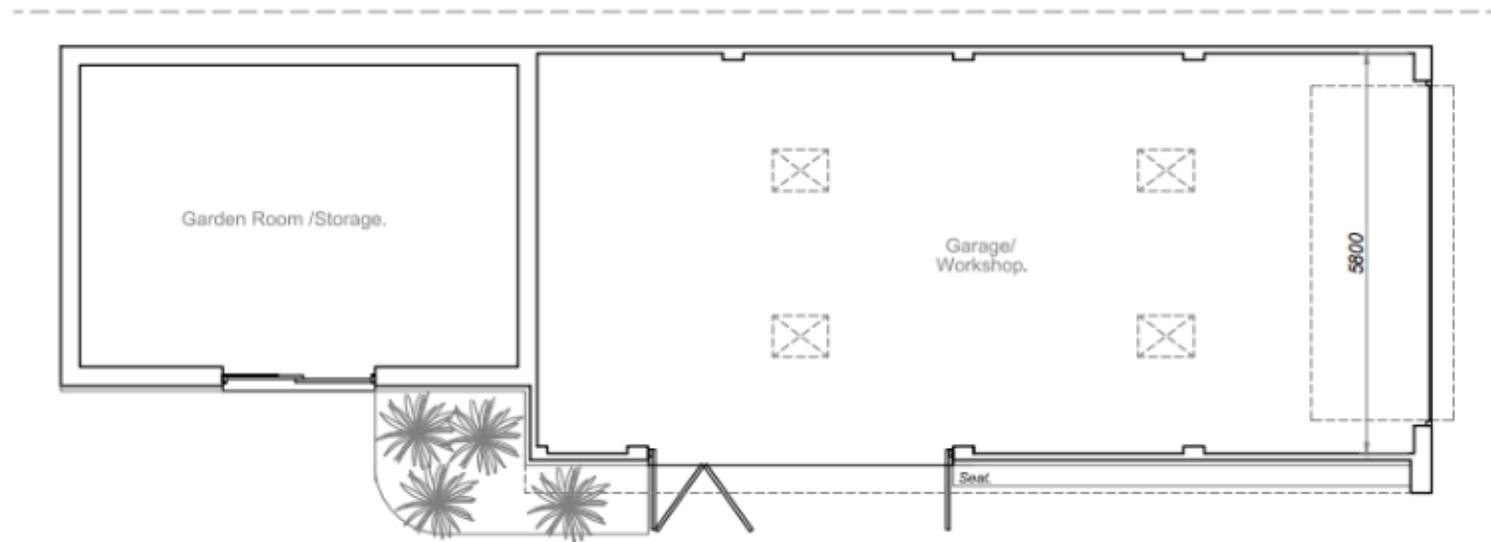


Existing Elevations



Floor Plan

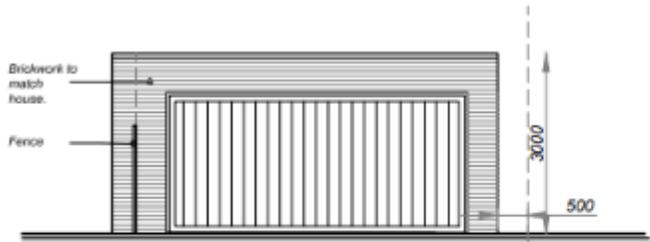
Proposed outbuilding



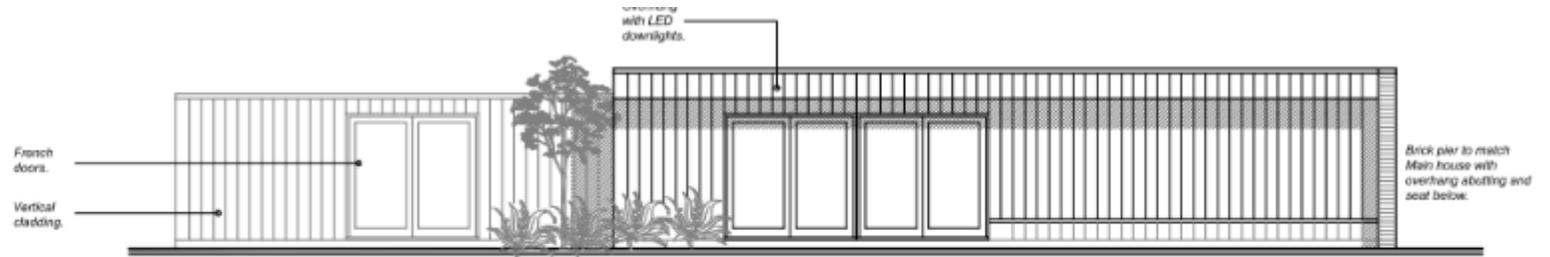
Floor Plan

126

Proposed outbuilding elevations



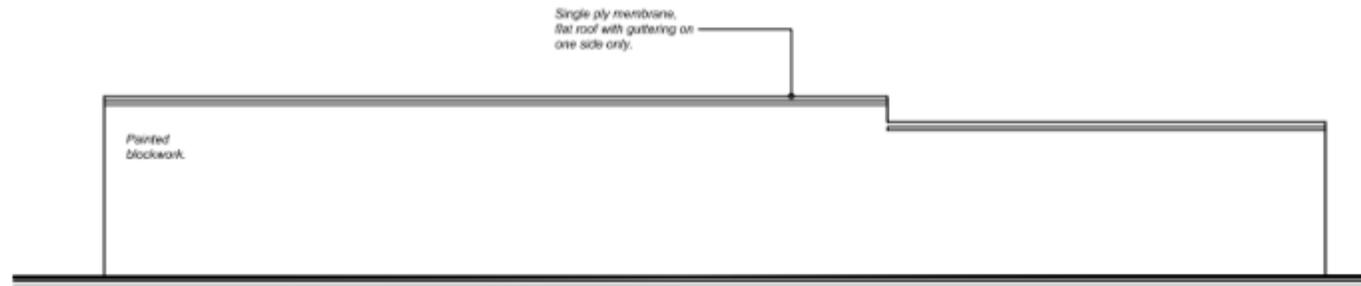
Proposed Front Elevation



Side Elevation 1



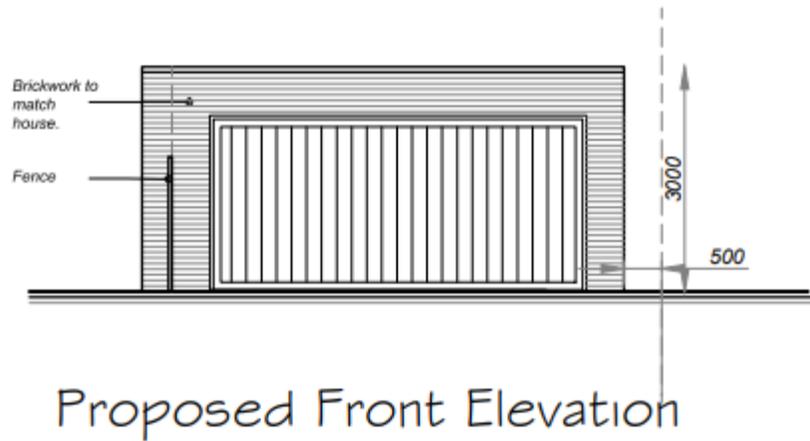
Rear Elevation



Side Elevation 2

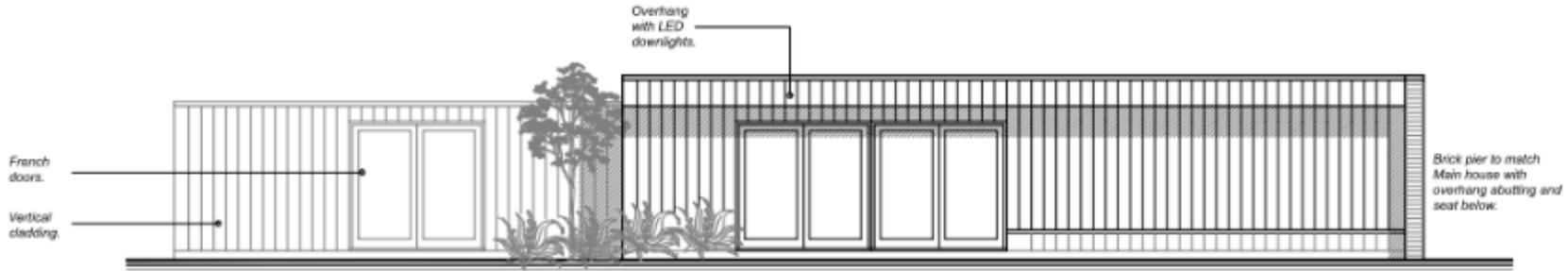
127

Proposed outbuilding front elevation



128

Proposed outbuilding – within the site



Side Elevation 1

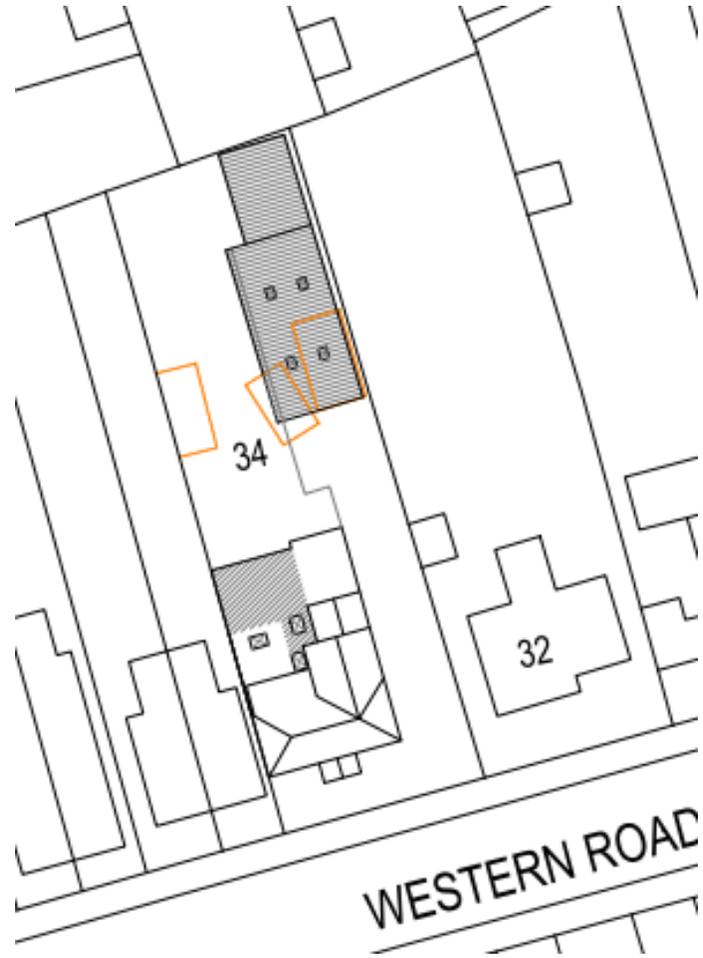


129

Proposed outbuilding – impact on neighbours

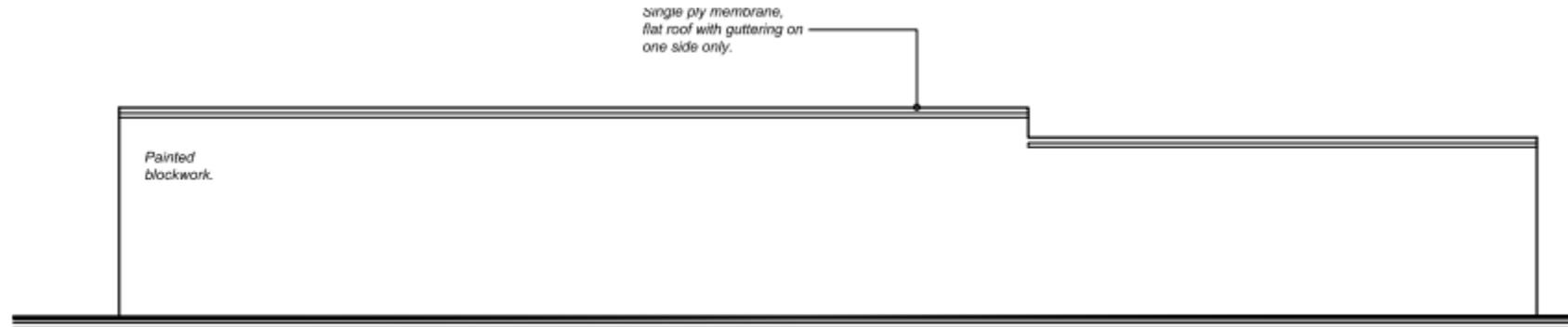


130





Proposed outbuilding – No. 32 Western Road



131



Photos from 32 Western Road



132



CGI produced by Neighbour



Submitted on 4th February 2026. No scale nor have ground levels been verified.

Note: condition of approval for blockwork to be painted.

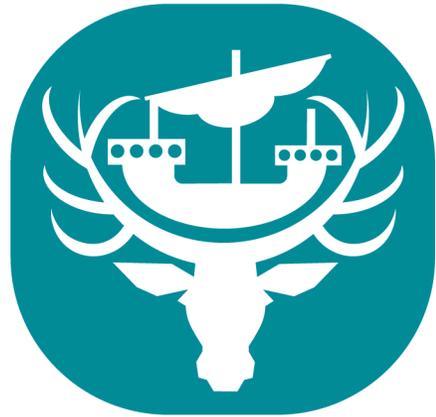
133



Recommendation

- Approve subject to conditions

End of 3g 25/10844 presentation



New Forest

DISTRICT COUNCIL

135



Planning Committee

App No 25/11107

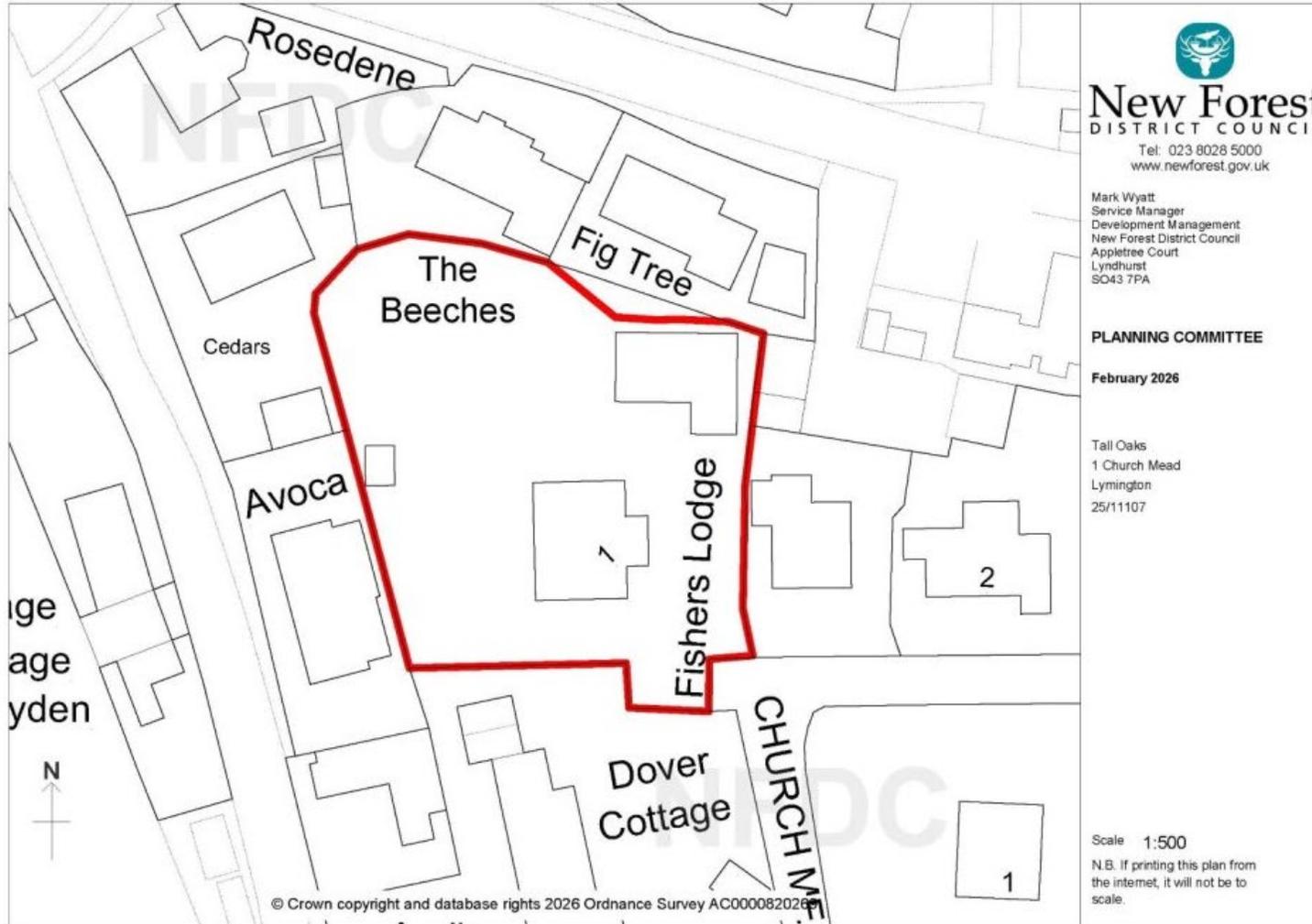
Tall Oaks

1 Church Mead

Lymington

Schedule 3h

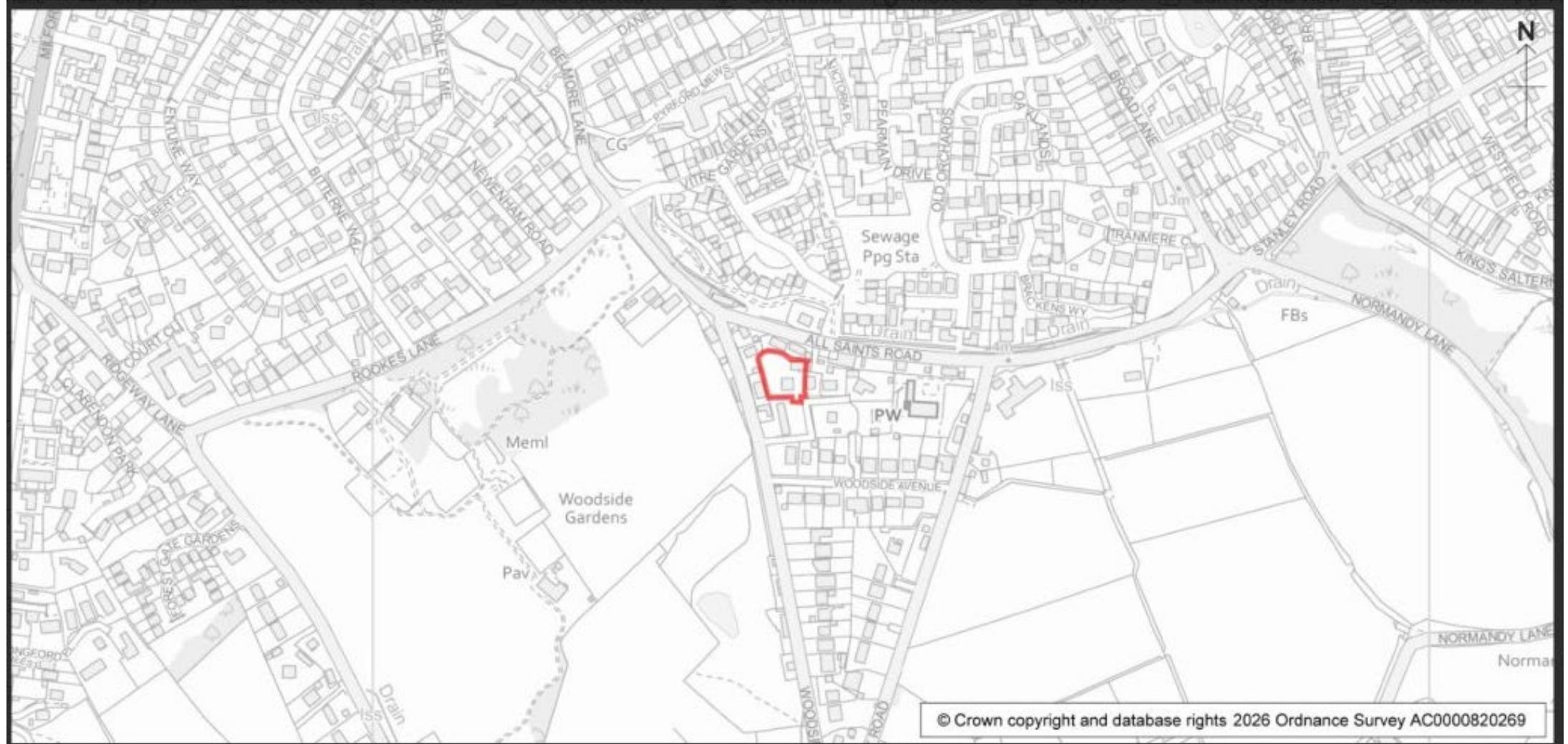
Red Line Plan



137

General Location

138



136

3h 25/11107

Aerial photograph



139

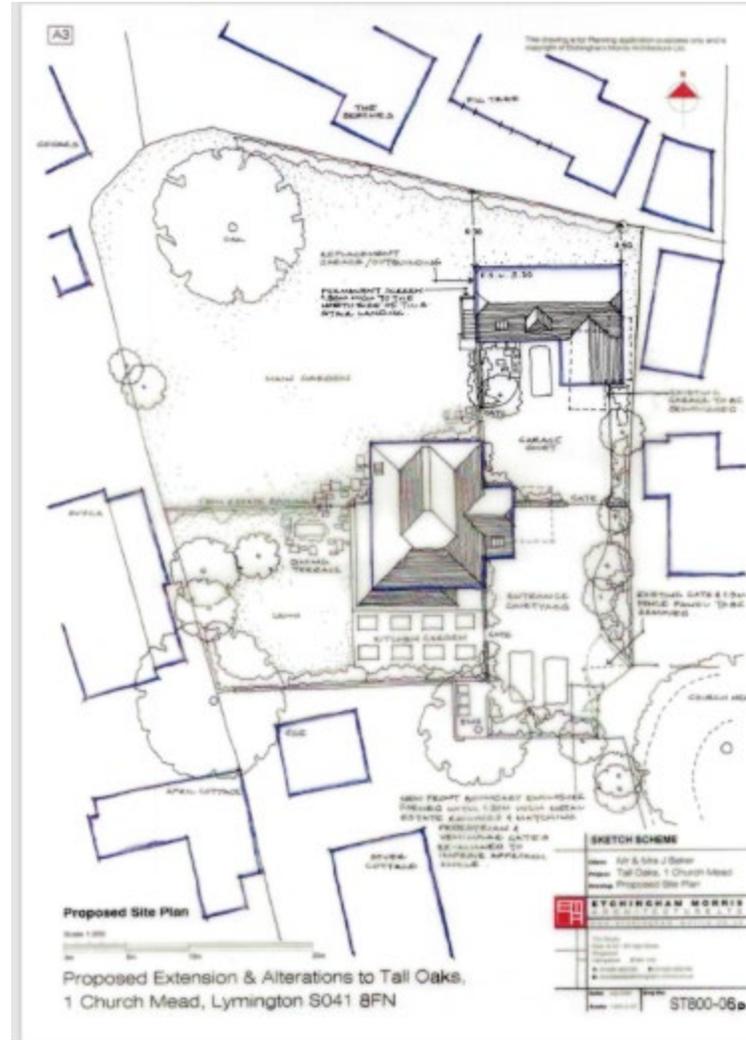
137

3h 25/11107

Site plan (prior to boundary changes)



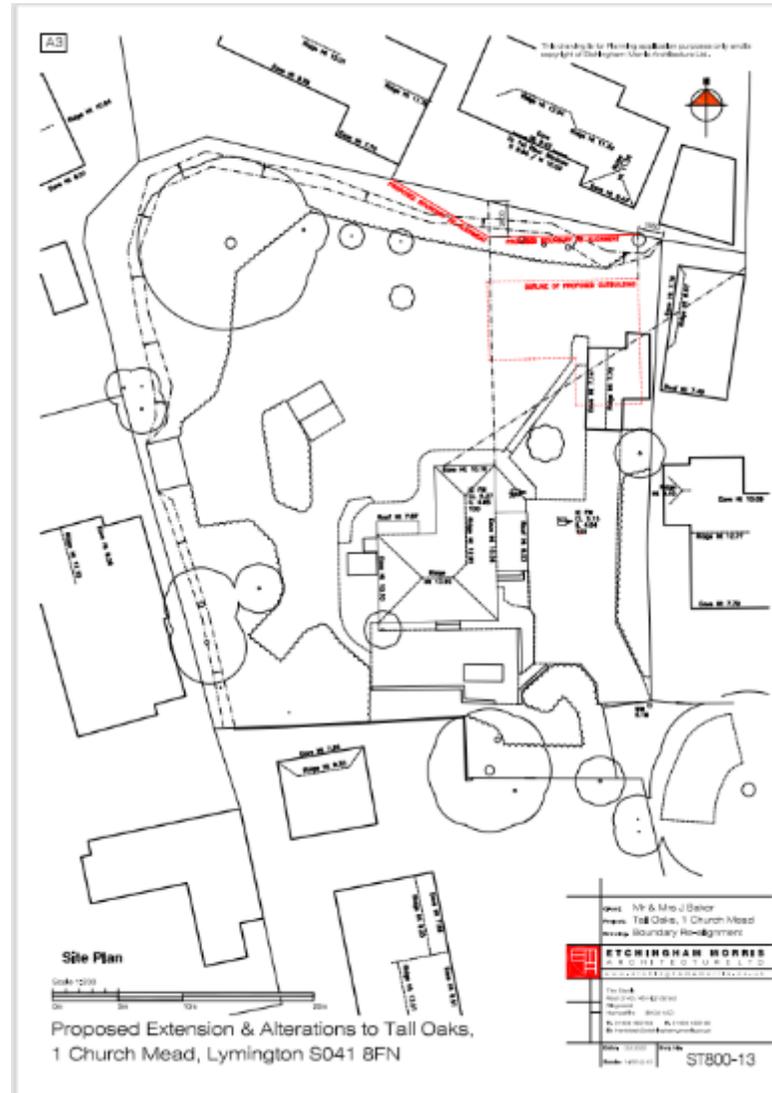
140



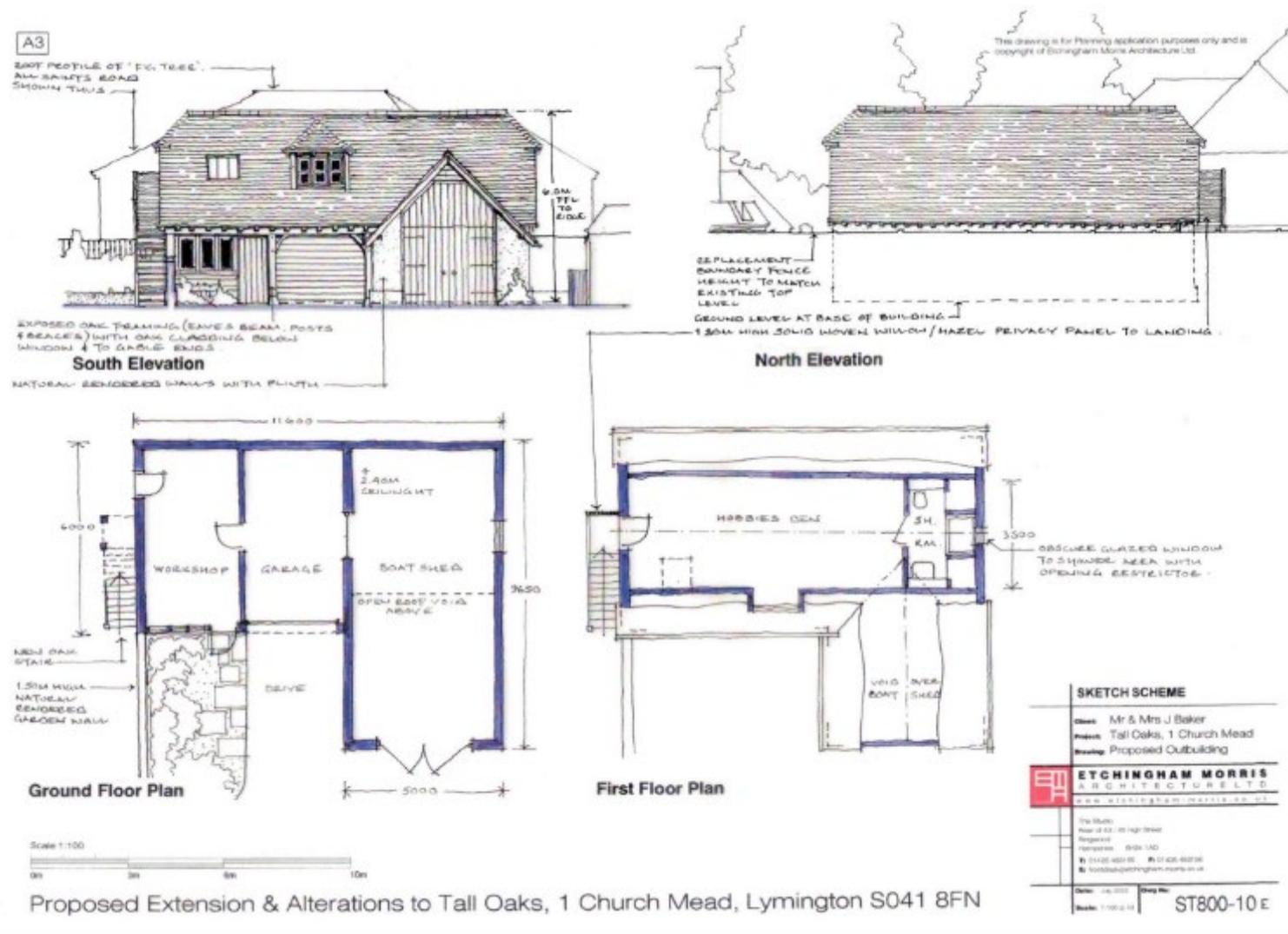
Detailed site plan showing realignment of boundary



141



Plan of outbuilding approved in 2022 (22/11134)



142

Condition applied to 22/11134



7. The building hereby approved shall only be used for the personal enjoyment of the occupier of the application site for incidental purposes and shall not be used as ancillary accommodation, commercial overnight holiday accommodation, short term residential let or other self-contained residential accommodation.

Reason: In the interests of certainty regarding the intended uses, the amenities of the area and neighbours and the protection of protected New Forest and Solent habitats and in accordance with ENV1 & ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

Photos of access



Photos of outbuilding



Photos- first floor of outbuilding



146

144

3h 25/11107

Photos – relationship with Fig Tree to rear



Photo from All Saints Road and Wayfarers

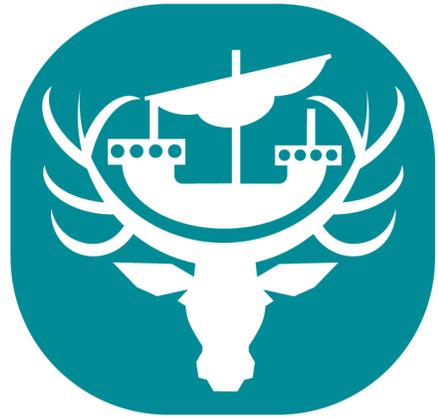




Recommendation

- Grant subject to conditions.

End of 3h 25/11107 presentation



New Forest

D I S T R I C T C O U N C I L

150



Planning Committee – 11 February 2026

COMMITTEE UPDATES

Item 3a – 20 Keyhaven Road, Milford on Sea, SO41 0QY (Application 25/10398)

4 further objections have been received from local residents following the publication of the report. They make reference to bats in the area, disappointment with the policy assessment and resolution of highway matters and suggest a site visit is made and the size of lorry permitted is restricted.

The agent has also circulated photographs of the site, dating back to 2009 showing it in use as a car wash and forecourt car sales.

Items 3b, 3c & 3d - Site of Fawley Power Station, Fawley Road, Fawley, SO45 1TW (Applications 25/10970, 25/10971 & 25/10972)

Members are asked to note the following comments taken from the Spatial Options and Policy Direction Regulation 18 Local Plan 2025-2043 Consultation (published in February 2026). The consultation document carries little weight at this stage but provides a helpful update on the current Strategic Site 4 policy allocation and how the policy context is likely to change.

518. The mixed-use development for which the site is currently allocated by Policy SS4 of the adopted Local Plan is also not considered achievable as the development would not be feasible or viable. For the same reasons, the 1,380 dwellings originally envisaged to be delivered at this site have already been removed from the council's housing land supply.

519. The promoter is currently proposing a scheme for renewable energy generation and marine focussed employment development on the site. Redevelopment of the site will follow the regularisation and management of 'meanwhile' storage and distribution uses. The council is currently working with the site promoter to ensure a feasible, viable and appropriate future for this brownfield site.

520. Policy SS4 will need to be replaced by a new policy in the Local Plan review to reflect the most likely (subject to appropriateness and viability) redevelopment use(s) of the site. The council will work with the landowner and other key stakeholders to prepare an appropriate updated Local Plan policy for this site.

Item 3e - Land East of Bulls Copse Road, Marchwood Bypass, Marchwood, Totton SO40 4UE (Application 25/10640)

Update to condition 4 reason

Visibility Splays:

Add "visibility" after access on line 1.

Update to condition 3

Plan Numbers

Amend date of Noise Impact Assessment to *"23rd April 2025"*

Item 3h - Tall Oaks, Church Mead, Lymington SO41 8FN (Application 25/11107)

Condition number 1 (plan numbers) has been changed in respect of the removal of the number for the location plan and to include the boundary re-alignment plan (ST-800-13).