

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 14 FEBRUARY 2024, AT 9.00 AM

Place: COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

Enquiries to: Email: joe.tyler@nfdc.gov.uk
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PUBLIC PARTICIPATION:

Members of the public may watch this meeting live on the [Council's website](#).

Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: PlanningCommitteeSpeakers@nfdc.gov.uk

Kate Ryan
Chief Executive

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This agenda can be viewed online (<https://democracy.newforest.gov.uk>).
It can also be made available on audio tape, in Braille and large print.

AGENDA

NOTE: The Planning Committee will break for lunch around 1.00 p.m.

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 10 January 2024 as a correct record.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

3. **PLANNING APPLICATIONS FOR COMMITTEE DECISION**

To determine the applications set out below:

(a) **Land North of Manor Road, Milford-on-Sea (Application 23/10476) (Pages 5 - 72)**

Outline planning application for up to 170 homes and other associated works, including landscaping, Alternative Natural Recreational Greenspace and open space; principal vehicular accesses from Manor Road (Outline application with access details only)

RECOMMENDED

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to conditions as set out in report.

(b) **Land Adjacent to 1 Woodlands Close, Dibden Purlieu, Hythe (Application. 23/11156) (Pages 73 - 84)**

3-bed detached dwelling.

RECOMMENDED

Delegated Authority be given to the Service Manager, Development Management to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement or unilateral undertaking to secure those matters set out in the 'Developer Contributions' section of this report; such agreement to be completed by 31st May 2024.
- ii) the imposition of the conditions set out below.

(c) **Land Adjacent to Station House, Hinton Wood Lane, Hinton Admiral, Bransgore (Application 23/11142) (Pages 85 - 94)**

2 X Residential bungalows with associated parking, bin and cycle storage.

RECOMMENDED

Refuse.

(d) **Sundown Farm, Drove End, Martin (Application 23/10819) (Pages 95 - 106)**

Demolition of existing dwelling and erection of new dwelling with detached garage/store, fencing, ground mounted PV cells and ground source heat pump with associated landscaping and ecological pond located north-west of the existing dwelling and fronting Howgare Road.

RECOMMEND

Refuse.

(e) **The Coal Yard, Vicarage Lane, Hordle (Application 23/10225) (Pages 107 - 126)**

Variation of condition 2 of planning permission 19/10007 to allow amendments to the site layout, relocate the public footway through the site and amend the design of the dwellings.

RECOMMEND

Grant the variation of condition.

(f) **Land West of Burgate, Salisbury Street, Fordingbridge (Application 21/11237) (Pages 127 - 204)**

Hybrid planning application comprising: Outline planning application (all matters reserved except means of access only in relation to new points of vehicular access into the site) for residential development and change of use of land to Alternative Natural Recreational Greenspace, together with a community hub (to comprise a mix of some or all; local food retail, local non-food retail, community use and business use) and all other necessary on-site infrastructure. Full planning application for the first phase of the development comprising 112 dwellings, public open space, Alternative Natural Recreational Greenspace, surface water attenuation and all other necessary on-site infrastructure.

RECOMMEND

Delegated Authority be given to the Service Manager, Development Management to grant permission subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement by end of June 2024 to secure those matters set out in the January 2023 Committee report and Update Sheet, and this update report; and;
- ii) the imposition of the conditions set out in the January 2023 Committee report and Update sheet, this update report, and any additional / amended conditions deemed necessary by the Service Manager, Development Management.

Please note, that the planning applications listed above may be considered in a different order at the meeting.

Please note that all planning applications give due consideration to the following matters:

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

To: Councillors:

Christine Ward (Chairman)
Barry Rickman (Vice-Chairman)
Hilary Brand
Kate Crisell
Philip Dowd
Matthew Hartmann
David Hawkins

Councillors:

Dave Penny
Joe Reilly
Janet Richards
John Sleep
Malcolm Wade
Phil Woods