

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 8 MAY 2024, AT 9.00 AM

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

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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

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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 13 March 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 at Everton Nurseries, Christchurch Road, Everton, Hordle (Application 23/10623) (Pages 7 - 46)**

Erection of 20 dwellings and associated access, parking and landscaping.

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 to secure Provisions to be secured via a S106 Agreement:
 - a. Affordable housing requirement is 10 units in accordance with Policy HOU2 of the Local Plan Part 1. (50%).
 - b. On site informal open space provision as shown on the approved plans
 - c. On site play area provision as shown on the approved plans
 - d. Air quality monitoring contribution of £2,180
 - e. Habitat Mitigation (Access Management and Monitoring) Contribution of £7,245
 - f. Habitat Mitigation (Bird Aware Solent) Contribution of £15,764
 - g. Habitat Mitigation (Infrastructure) Contribution of £112,855.
 - h. Recreational Habitat Mitigation commencement Monitoring Charge of £847.
 - i. Affordable Housing on site monitoring of £847
 - j. Biodiversity Net Gain monitoring £5,225.
- ii) the imposition of the conditions set out in the report.

(b) **Land South of Hythe Road & east of St Contest Way, Marchwood (Application 23/10172) (Pages 47 - 70)**

Erection of a two-storey 66-bed care home (Use Class C2) with associated access, parking and landscaping and ancillary facilities.

RECOMMENDED:

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

- i) the completion of a Section 106 Agreement, to secure delivery of a strategy for species translocation, timings and future management and maintenance of the receptor site.
- ii) the imposition of the conditions set out in the report.

(c) **SS18 Middle Burgate House, Salisbury Road, Burgate, Fordingbridge (Application 22/11268) (Pages 71 - 130)**

Hybrid Application – (Outline) Development of Land Comprising the Erection of 41 Dwellings, Demolition and Removal of Redundant Agricultural Structures, Works to Access, Landscaping and Provision of Public Open Space/ANRG, and (Full) Conversion and Extension of an Existing Building to form 4 flats and Erection of a further Block of 8 Flatted Units (53 Dwellings Total).

RECOMMENDED:

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

- i) the completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
 - Affordable housing provision and maintenance
 - Air quality monitoring contribution
 - ANRG, POS and play space provision and maintenance
 - Biodiversity net gain including any off site contributions
 - County Council S106 agreement preparation charge
 - District Council monitoring charges
 - Drainage management and monitoring arrangements
 - Habitat mitigation non infrastructure contribution
 - Footpath 84 maintenance sum contribution
 - S278 site access provision
 - Footpath and cycle connections to FP83
 - Provision and maintenance of reptile hibernacula
- ii) such agreement to be completed by end of December 2024.
- iii) the imposition of the conditions set out in the report and any additional / amended conditions 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.

(d) **Croquets, Linford Road, Hangersley, Ringwood (Application 23/10926) (Pages 131 - 150)**

Alterations to existing dwelling; erection of three dwellings; associated parking, landscaping and alterations to access.

RECOMMENDED:

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:
 - Habitat Mitigation/Monitoring; and
 - Air Quality Monitoring; and

ii) the imposition of the conditions set out below.

- (e) **3 Priestlands Place, Lymington (Application 23/10454) (Pages 151 - 158)**
Single-storey rear extension

RECOMMENDED:

Grant subject to Conditions as set out in the report.

- (f) **3 Priestlands Place, Lymington (Application 23/10516) (Pages 159 - 164)**
Rear extension (Application for Listed Building Consent)

RECOMMENDED:

Grant listed building consent subject to conditions as set out in the report.

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
Allan Glass
Matthew Hartmann

Councillors:

David Hawkins
Joe Reilly
Janet Richards
John Sleep
Malcolm Wade
Phil Woods