

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 10 JULY 2024 AT 9.00 AM

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

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PUBLIC INFORMATION:

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.

Members of the public are welcome to attend this meeting. The seating capacity of our Council Chamber public gallery is limited under fire regulations to 22.

Members of the public can watch this meeting live, or the subsequent recording, on the [Council's website](#). Live-streaming and recording of meetings is not a statutory requirement and whilst every endeavour will be made to broadcast our meetings, this cannot be guaranteed. Recordings remain available to view for a minimum of 12 months.

PUBLIC PARTICIPATION:

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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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 12 June 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) **SS13 - Land off, Moortown Lane, Ringwood (Proposed Legal Agreement) (Application 21/11723) (Pages 5 - 128)**

Hybrid planning application comprising a total of 443 dwellings: Outline planning permission (all matters reserved except access) for residential development of up to 293 dwellings, public open space, ANRG, SuDS, Landscaping, other supporting Infrastructure associated with the development; Full permission for 150 dwellings with means of access from Moortown Lane, associated parking, ANRG, open space, landscaping, and SuDS, other supporting Infrastructure associated with the development. This application is subject to an Environmental Assessment and affect Public Rights of Way. (AMENDED REASON TO ADVERTISE)

RECOMMENDED:

Delegated Authority be given to the Service Manager (Development Management) to **GRANT PERMISSION** subject to the need to consider; the potential for receipt of the Natural England re-consultation on the shadow HRA and AA; the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the matters set out in the report, to be completed by the end of December 2024; and the imposition of conditions.

(b) **Open Space adjacent to Crow Lane (Proposed Legal Agreement) (Application 23/10707) (Pages 129 - 158)**

The change of use of agricultural land to publicly accessible open space to facilitate Alternative Natural Recreational Green Space ('ANRG'), with associated landscaping, footways and access points

RECOMMENDED:

Delegated Authority be given to the Service Manager (Development

Management) to **GRANT PERMISSION** subject to: the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the matters set out in the report, to be completed by end of December 2024 and the imposition of conditions.

(c) **SS11 Land South of Gore Road, New Milton) (Application 22/10418) (Pages 159 - 200)**

Development of 178 Dwellings, Public Open Space (POS), Alternative Natural Recreational Greenspace (ANRG) and Associated Infrastructure, with Access from Gore Road, New Milton (Outline Planning Application with details only of Access)

RECOMMENDED:

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to the completion by of a planning obligation entered into by way of a Section 106 Agreement to secure the matters set out in the report and the imposition of conditions.

(d) **Land adjacent Hill View, Ringwood Road, Sopley (Subject to legal agreement) (Application 24/10173) (Pages 201 - 214)**

Construction of dwelling (Outline application - access, layout and scale only)

RECOMMENDED:

Grant subject to conditions

(e) **The Forge, Christchurch Road, Downton, Hordle (Application 24/10315) (Pages 215 - 226)**

Change of use of garage building from ancillary residential to a short term holiday let (Retrospective)

RECOMMENDED:

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to the completion by of a planning obligation entered into by way of a Section 106 Agreement or Unilateral Undertaking to secure the matters set out in the report; the completion of a nutrient (nitrate) mitigation package and the imposition of the conditions set out in the report.

(f) **58-60 Commercial Road, Totton (Application 24/10065) (Pages 227 - 236)**

Demolition of existing building; construction of replacement commercial building (Use Class E and B8)

RECOMMENDED:

Grant subject to conditions

(g) **Land to West of, Whitsbury Road, Fordingbridge (Application 21/10052) (Pages 237 - 312)**

Residential development and change of use of land to Alternative Natural

Recreational Greenspace and all other necessary on-site infrastructure (Outline planning application all matters reserved except means of access only in relation to a new point of vehicular access into the site)

RECOMMENDED:

That Delegated Authority be given to the Service Manager, Development Management to **GRANT PERMISSION** subject to the completion by the end of September 2024, of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in previous reports and the imposition of conditions.

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

4. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

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, marriage and civic partnership, 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