

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 13 NOVEMBER 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 9 October 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 (Application 21/11723) (Pages 7 - 162)

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.

RECOMMENDED:

Delegated Authority be given to the Service Manager (Development Management) to reconsult Natural England prior to the proposed adoption of the shadow HRA and AA, and 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 and the imposition of the Conditions, as set out in Appendix 1, 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.

(b) Open Space adjacent to Crow Lane, Ringwood (Application 23/10707) (Pages 163 - 194)

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 completion of a planning agreement pursuant to Section 106 of the Town and Country Planning Act to secure the Public Open Space Management and Maintenance framework and the imposition of the conditions set out in the report.

(c) **SS1 Land North of Cooks Lane, Totton SO40 2BQ (Application 22/10219) (Pages 195 - 246)**

Development of up to 196 Dwellings, including accesses from Cooks Lane and Pauletts Lane, provision of Public Open Space & Alternative Natural Recreational Greenspace and Drainage (Outline Application with details only of Access).

RECOMMENDED:

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

(d) **Land West of Hill Street, Calmore, Netley Marsh (Application 22/10854) (Pages 247 - 294)**

Construction of 60 dwellings; creation of two new accesses from Hill Street, parking, landscaping, open space (including ANRG) and associated works

RECOMMENDED:

Delegated Authority be given to the Service Manager Development Management to Grant Planning Permission subject to the completion of a planning obligation entered into by way of a Section 106 Agreement to secure the matters set out in the report and conditions, as set out in the November 2023 resolution.

(e) **Land adjacent to 15 Lucerne Road, Milford-on-Sea SO41 0PL (Application 24/10630) (Pages 295 - 304)**

Demolition of existing garage and erect new detached dwelling with associated parking and modified access

RECOMMENDED:

Refuse

(f) **Land adjacent to Aspen Cottage, Hythe Road, Marchwood SO40 4WU (Application 23/10887) (Pages 305 - 320)**

1 no. 3-bed dwelling

RECOMMENDED:

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to the completion of a Section

106 Agreement to secure contributions to mitigate the development's recreational and air quality impacts on designated European sites and the imposition of the conditions set out in the report.

(g) **Woodbury, 2 Viney Road, Lymington SO41 8FF (Application 24/10429) (Pages 321 - 334)**

Replacement dwelling with a detached garage; detached outbuilding in the rear garden

RECOMMENDED:

Grant subject to conditions

(h) **Durban House, 3 Ashleigh Close, Hythe, SO45 3QT (Application 24/10557) (Pages 335 - 340)**

Installation of a fence panel above existing wall (Retrospective)

RECOMMENDED:

Refuse

(i) **The Old Farmhouse, Salisbury Road, Burgate, Fordingbridge SP6 1LX (Application 23/11306) (Pages 341 - 356)**

Conversion and extension of outbuilding to two 4-bed dwellings; erection of an L-shaped building comprising one 3-bed dwelling and two 2/3-bed dwellings in place of two modern outbuildings; new access onto Fryern Court Road; associated parking; hard and soft landscaping

RECOMMENDED:

Refuse

(j) **The Old Farmhouse, Salisbury Road, Burgate, Fordingbridge SP6 1LX (Application 24/10054) (Pages 357 - 364)**

Restoration of the listed building including proposed internal wall, conversion and extension of outbuilding to two 4-bed dwellings, demolition of curtilage listed buildings (Application for listed building consent)

RECOMMENDED:

Refuse

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
Matthew Hartmann
David Hawkins

Councillors:

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