

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 12 FEBRUARY 2025 AT 9.00 AM

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

Enquiries to: Email: karen.wardle@nfdc.gov.uk
Tel: 023 8028 5071

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

Appletree Court, Lyndhurst, Hampshire. SO43 7PA
www.newforest.gov.uk

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 15 January 2025 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) **SS8 Land at Hordle Lane, Hordle, SO41 0HT (Proposed Legal Agreement) (Application 23/10661) (Pages 5 - 96)**

Hybrid application: Outline planning application for development of up to 155 dwellings (Use Class C3) including affordable housing, public open space, and associated landscaping and infrastructure works; with all matters reserved except for the principal access junctions with Hordle Lane; A full application for including Alternative Natural Recreational Greenspace (ANRG), public open space, allotments and parking

RECOMMENDED:

Delegated Authority be given to the Service Manager (Development Management) to reconsult Natural England on the Appropriate Assessment and have regard to their advice and to **GRANT PERMISSION** subject to:

- i) 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
- ii) 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.

- (b) **Land at Former Fawley Power Station, Fawley Road, Fawley, SO45 1TW (Application 24/11096) (Pages 97 - 110)**
Temporary mixed use of land for haulage and B8 storage (Retrospective)
RECOMMENDED:
Grant Temporary Permission
- (c) **Land at Former Fawley Power Station, Fawley Road, Fawley, SO45 1TW (Application 24/10861) (Pages 111 - 126)**
Temporary use of land for storage and distribution (Use Class B8)
RECOMMENDED:
Grant Temporary Permission
- (d) **47 High Street, Hythe, SO45 6AG (Application 24/11019) (Pages 127 - 134)**
Illuminated sign (Retrospective)
RECOMMENDED:
Refuse advertisement consent
- (e) **47 High Street, Hythe, SO45 6AG (Application 24/11023) (Pages 135 - 142)**
Installation of security shutters (Retrospective)
RECOMMENDED:
Refuse
- (f) **2 Cranbrook Cottages, Southampton Road, Hythe, S045 5GP (Application 24/10689) (Pages 143 - 156)**
Single-storey one-bedroom bungalow, including parking for 2 vehicles; demolition of existing garage and outbuilding
RECOMMENDED:
Refuse
- (g) **Avonmead, 16 Salisbury Road, Ringwood, BH24 1AS (Application 24/11060) (Pages 157 - 164)**
External alterations and addition of porch roof associated with conversion of existing garden room into garden annex
RECOMMENDED:
Grant subject to 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 civil 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