

**12 FEBRUARY 2025**

**NEW FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held on Wednesday, 12 February 2025

\* Cllr Christine Ward (Chairman)  
Cllr Barry Rickman (Vice-Chairman)

**Councillors:**

Hilary Brand  
\* Kate Crisell  
\* Philip Dowd  
\* Matthew Hartmann  
\* David Hawkins  
\* Dave Penny

**Councillors:**

\* Joe Reilly  
\* Janet Richards  
\* John Sleep  
\* Malcolm Wade  
\* Phil Woods

\*Present

**Also In Attendance**

Nick Gammer, Transport Engineer, Hampshire County Council (Agenda item 3a)

**Officers Attending:**

Jacky Dawe, John Fanning, Tim Guymmer, Nigel Hewitson, Julie Parry, Ian Rayner, Robert Thain, Karen Wardle and Mark Wyatt

**Apologies**

Apologies for absence were received from Cllrs Brand and Rickman.

**29 MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 15 January 2025 be agreed as a correct record and signed by the Chairman.

**30 DECLARATIONS OF INTEREST**

Cllr Dowd declared a non-pecuniary interest in applications 24/11019, 24/11023 and 24/10689 as the local ward councillor and as a member of Hythe and Dibden Parish Council, which had commented on the applications. He concluded that as he had not been involved or attended any meetings where the application had been discussed, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Wade declared a non-pecuniary interest in applications 24/11019, 24/11023 and 24/10689 as a member of Hythe and Dibden Parish Council, which had commented on the applications. He concluded that as he had not expressed a view or commented on the applications, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Hartmann declared a non-pecuniary interest in applications 24/11096 and 24/10861 as the local ward councillor and as a member of Fawley Parish Council, which had commented on the application. He also reported that he lived in the local area. He concluded that as he had not expressed a view on the applications, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

### 31 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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**a SS8 Land at Hordle Lane, Hordle, SO41 0HT (Proposed Legal Agreement) (Application 23/10661)**

**Details:**

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

**Public Participants:**

Jamie Hanna, Turley Associated (Agent)  
Jonathan Quarrell (Applicant) (Present to answer questions only)  
Steve Jenkins, i-Transport (Present to answer questions only)  
Philip Mullins (Objector)  
Cllr Carol Rook, Hordle Parish Council

**Additional Representations:**

None

**Comment:**

The Case Officer provided the following updates:

- One additional letter of representation had been received from the local community setting out comments on the Hordle Village Design Statement and the age of the New Forest District Council Local Plan;
- Amendments to conditions:
  - Condition 5 (Approved Parameter Plans): The Design and Access Statement was proposed to be added to the list of documents detailed in this condition.
  - Condition 17 (Hard and Soft Landscaping): An amendment was proposed to add that the detail of the access and gates into the ANRG from Hordle Lane be included within the condition to provide greater clarity; and
- An amendment to the recommendation at part 11 (i) of the report to add within the heads of terms under the matters for Hampshire County Council (the final bullet point), "delivery of highway works to account for any works that would need to be secured through the Section 106

agreement or Section 278”

**Decision:**

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 following:
- Affordable housing provision (40%) with a tenure split in line with Local Plan Policy HOU2 (35% Social Rented, 35% Affordable Rented, 30% Shared Ownership);
  - Provision of Allotments, Allotment car parking and management arrangements including future management arrangements with potential transfer to Hordle Parish Council;
  - Air quality monitoring contribution;
  - Delivery of Alternative Natural Recreational Greenspace (ANRG), Public Open Space (POS) and on-site play space including management and maintenance framework (including provision for the transfer of the allotments to the Parish Council and to provide for the scenario whereby management is not undertaken properly or the management company ceases to operate);
  - Biodiversity Net Gain management and monitoring;
  - District Council Monitoring charges (recreational habitat mitigation commencement and on-site monitoring and/or inspections, affordable housing monitoring, biodiversity net gain monitoring, public open space);
  - Formal public open space contribution;
  - Non-Infrastructure Habitat Mitigation (Access Management and Monitoring);
  - Habitats Mitigation: Birds Aware (Solent) Contribution;
  - Off-site Children’s Play Space contribution;
  - Hampshire County Council:-
    - Primary Education in Hordle/Ashley/New Milton contribution;
    - Countryside Services (Public Rights of Way) contribution;
    - Local Highway Authority contribution
    - Framework Travel Plan and supporting charges.
    - **delivery of highway works to account for any works that would need to be secured through the Section 106 agreement or Section 278**
- 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

**Conditions / Reasons:**

As per report (Item 3a) and the verbal update provided at the meeting for

amendments to conditions 5 and 17 and the addition to the heads of terms.

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**b Land at Former Fawley Power Station, Fawley Road, Fawley, SO45 1TW (Application 24/11096)**

**Details:**

Temporary mixed use of land for haulage and B8 storage (Retrospective).

**Public Participants:**

Mr Monachino-Ayres, IMA Transport Planning (on behalf of the applicant)

A representation was read out on behalf of Cllr Alan Alvey, Fawley, Blackfield, Calshot and Langley Ward Member

**Additional Representations:**

The Case Officer reported that another representation (objection) had been received from a local resident (which was additional to those included in the update note). The representation expressed similar views to those already received.

**Comment:**

Cllr Hartmann declared a non-pecuniary interest as the local ward councillor and as a member of Fawley Parish Council, which had commented on the application. He also reported that he lived in the local area. He concluded that as he had not expressed a view on the application, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

**Decision:**

Grant Temporary Permission

**Conditions / Reasons:**

As per report (Item 3b)

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**c Land at Former Fawley Power Station, Fawley Road, Fawley, SO45 1TW (Application 24/10861)**

**Details:**

Temporary use of land for storage and distribution (Use Class B8)

**Public Participants:**

In light of the representation heard under the previous application for the same site, 24/11096, Mr Monachino-Ayres, reported he had nothing further to add. The Committee also noted the representation from Cllr Alan Alvey, read out as part of that application.

**Additional Representations:**

The Case Officer reported that another representation (objection) had been received from a local resident (which was additional to those included in the update note). The representation expressed similar views to those already received.

**Comment:**

Cllr Hartmann declared a non-pecuniary interest as the local ward councillor and as a member of Fawley Parish Council, which had commented on the application. He also reported that he lived in the local area. He concluded that as he had not expressed a view on the application, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

**Decision:**

Grant Temporary Permission

**Conditions / Reasons:**

As per report (Item 3c)

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**d 47 High Street, Hythe, SO45 6AG (Application 24/11019)****Details:**

Illuminated sign (Retrospective)

**Public Participants:**

None

**Additional Representations:**

None

**Comment:**

Cllr Dowd declared a non-pecuniary interest as the local ward councillor and as a member of Hythe and Dibden Parish Council, which had commented on the application. He concluded that as he had not been involved or attended any meetings where the application had been discussed, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Wade declared a non-pecuniary interest as a member of Hythe and Dibden Parish Council, which had commented on the application. He concluded that as he had not expressed a view or commented on the application, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

**Decision:**

Refuse advertisement consent

**Conditions / Reasons:**

As per report (Item 3d)

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**e 47 High Street, Hythe, SO45 6AG (Application 24/11023)****Details:**

Installation of security shutters (Retrospective).

**Public Participants:**

None

**Additional Representations:**

None

**Comment:**

Cllr Dowd declared a non-pecuniary interest as the local ward councillor and as a member of Hythe and Dibden Parish Council, which had commented on the application. He concluded that as he had not been involved or attended any meetings where the application had been discussed, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Wade declared a non-pecuniary interest as a member of Hythe and Dibden Parish Council, which had commented on the application. He concluded that as he had not expressed a view or commented on the application, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

**Decision:**

Refuse

**Conditions / Reasons:**

As per report (Item 3e)

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**f 2 Cranbrook Cottages, Southampton Road, Hythe, S045 5GP (Application 24/10689)****Details:**

Single-storey one-bedroom bungalow, including parking for 2 vehicles; demolition of existing garage and outbuilding.

**Public Participants:**

Christena Lord (Applicant)

**Additional Representations:**

None

**Comment:**

Cllr Dowd declared a non-pecuniary interest as the local ward councillor and as a member of Hythe and Dibden Parish Council, which had commented on the application. He concluded that as he had not been involved or attended any meetings where the application had been discussed, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Wade declared a non-pecuniary interest as a member of Hythe and Dibden Parish Council, which had commented on the application. He concluded that as he had not expressed a view or commented on the application, there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

**Decision:**

Refuse

**Conditions / Reasons:**

As per report (Item 3f)

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**g Avonmead, 16 Salisbury Road, Ringwood, BH24 1AS (Application 24/11060)**

**Details:**

External alterations and addition of porch roof associated with conversion of existing garden room into garden annex.

**Public Participants:**

Cllr Gareth DeBoos, Ringwood Town Council  
Cllr Mary DeBoos, Ringwood Town Council

**Additional Representations:**

None

**Comment:**

None

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3g)

CHAIRMAN