

## NOTICE OF MEETING

**Meeting:** PLANNING COMMITTEE

**Date and Time:** WEDNESDAY, 12 MARCH 2025 AT 9.00 AM

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

**Enquiries to:** Email: [karen.wardle@nfdc.gov.uk](mailto:karen.wardle@nfdc.gov.uk)  
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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](mailto:PlanningCommitteeSpeakers@nfdc.gov.uk)

**Kate Ryan**  
Chief Executive

Appletree Court, Lyndhurst, Hampshire. SO43 7PA  
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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 February 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) **Calmore Croft Farm, Salisbury Road, Calmore, Netley Marsh SO40 2RQ (Application 24/10199) (Pages 7 - 54)**

Outline planning application for the erection of up to 22,000sqm of employment use for logistic/warehouses (Use Classes B2 and B8) and ancillary office space with all matters reserved except for access

#### **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 the matters set out in the report;
- 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 adjacent to the Wheelwrights Post, Salisbury Road, Burgate, Fordingbridge, SP6 1LX (Application 24/10837) (Pages 55 - 92)**

Erection of a 70-bedroom care home (Use Class C2) with associated access, parking, landscaping and ancillary facilities

#### **RECOMMENDED:**

Delegated Authority be given to the Service Manager (Development Management) to:

- i) Take receipt of and have regard to any comments from Natural England in response to the Council's Appropriate Assessment
- ii) 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

Then GRANT PERMISSION subject to the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the comments from Natural England and due to the continuing Section 106 discussions to ensure consistency between the two sets of provisions.

(c) **Land rear of Waltons Avenue, Holbury, Fawley SO45 2LU (Application 24/10656) (Pages 93 - 112)**

Variation of condition 2 (approved plans) of planning permission 22/11140 to allow change in design, including dwellings being closer together, and the addition of a flat porch over the front doors and bin and cycle storage details.

**RECOMMENDED:**

Grant subject to conditions

(d) **Woodbury, 2 Viney Road, Lymington, SO41 8FF (Application 25/10039) (Pages 113 - 128)**

Replacement dwelling

**RECOMMENDED:**

Grant subject to conditions

(e) **Threeways Cottage, Rockbourne, SP6 3NL (Application 24/11008) (Pages 129 - 150)**

Use of existing ancillary accommodation as an independent dwelling with associated car parking, highways works and ancillary infrastructure.

**RECOMMENDED:**

Refuse

(f) **Walcot House, Blackfield Road, Fawley, SO45 1ED (Application 25/10058) (Pages 151 - 156)**

Double sided sign mounted on two poles with reflective text (Application for Advertisement Consent) (Retrospective)

**RECOMMENDED:**

Grant advertisement consent

(g) **Site of 41 and 43, Manor Road, Ringwood, BH24 1RB (Application 24/10919) (Pages 157 - 174)**

Demolish the existing pair of semi-detached houses and erect two pairs of semi-detached houses (4.no total) with associated access and parking, including detached garage for Unit 4

**RECOMMENDED:**

Grant subject to conditions

(h) **Vicarage Moor Cottage, The Common, South End, Damerham, SP6 3HR (Application 24/11007) (Pages 175 - 182)**

Proposed garden room

**RECOMMENDED:**

Grant subject to conditions

(i) **6 Albert Road, New Milton BH25 6SP (Application TPO/0008/24) (Pages 183 - 192)**

**RECOMMENDATION:**

To confirm the Tree Preservation Order

**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)  
Jack Davies  
Philip Dowd  
Richard Frampton  
Matthew Hartmann  
David Hawkins

**Councillors:**

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