

**12 MARCH 2025**

**NEW FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

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

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

**Councillors:**

\* Jack Davies  
\* Philip Dowd  
\* Richard Frampton  
\* Matthew Hartmann  
\* David Hawkins  
\* Dave Penny

**Councillors:**

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

\*Present

**Officers Attending:**

Vivienne Baxter, Stephen Belli, Kate Cattermole, Jessica Cooke, Tanya Coulter, Lee Ellis, John Fanning, James Gilfillan, Tim Guymmer, Julie Parry, Barry Rivers, Karen Wardle and Mark Wyatt

**Apologies**

Apologies for absence were received from Cllrs Richards and Rickman.

**32 DECLARATIONS OF INTEREST**

Cllr Reilly disclosed a non-pecuniary interest in application 24/10199, for transparency purposes as a Ward Member for Ashurst, Bramshaw, Copythorne & Netley Marsh. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllrs Penny and Sleep disclosed a non-pecuniary interest in application 24/10199 as members of the Planning Committee of Totton and Eling Town Council which had commented on the application. They concluded that as they had not voted on the application there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

Cllr Woods disclosed a non-pecuniary interest in application 24/10837, for transparency purposes as a Ward Member for Fordingbridge, Godshill & Hyde. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Hartmann disclosed a non-pecuniary interest in applications 24/10656 and 25/10058, for transparency purposes as a Ward Member for Fawley, Blackfield, Calshot & Langley. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllr Hawkins disclosed a non-pecuniary interest in application TPO/0008/24 as a member of the Planning Committee of New Milton Town Council. He reported he would not participate or vote on the item.

### 33 MINUTES

#### RESOLVED:

That the minutes of the meeting held on 12 February 2025 be agreed as a correct record and signed by the Chairman.

### 34 PLANNING APPLICATIONS FOR COMMITTEE DECISION

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**a Calmore Croft Farm, Salisbury Road, Calmore, Netley Marsh SO40 2RQ (Application 24/10199)**

#### Details:

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

#### Public Participants:

Stuart Goodwill, Planning Issues Ltd (Agent)

#### Additional Representations:

None

#### Comment:

Cllr Reilly disclosed a non-pecuniary interest, for transparency purposes as a Ward Member for Ashurst, Bramshaw, Copythorne & Netley Marsh. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

Cllrs Penny and Sleep disclosed a non-pecuniary interest as members of the Planning Committee of Totton and Eling Town Council which had commented on the application. They concluded that as they had not voted on the application there were no grounds under common law to prevent them from remaining in the meeting to speak and to vote.

#### Decision:

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:
  - Delivery of highway access alterations at junction of site entrance, A326 and A36.
  - Preparation and delivery of detailed Employee Travel Plan(s)
  - Provision of a £49,500 Travel Plan bond

- Biodiversity Net Gain on-site monitoring £5,225.00
- ii) 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 continuing Section 106 discussions to ensure consistency between the two sets of provisions.

**Conditions / Reasons:**

As per report (Item 3a)

**b Land adjacent to the Wheelwrights Post, Salisbury Road, Burgate, Fordingbridge, SP6 1LX (Application 24/10837)**

**Details:**

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

**Public Participants:**

Rachel Lamb, Gillings Planning Ltd (Agent)  
Jeremy Harrison (Objector)

**Additional Representations:**

The Case Officer reported that two further letters had been received, one from the adjoining landowner and one from the applicants agent in response to that letter, these had been included in the update note. A further letter had been received in objection to the application from a local resident which reiterated concerns which had already been raised, in relation the air source heat pumps, level of car parking, noise, light pollution and the impact on dark skies. It was noted that the boundary dispute matter had been resolved.

**Comment:**

Cllr Woods disclosed a non-pecuniary interest, for transparency purposes as a Ward Member for Fordingbridge, Godshill & Hyde. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

The Case Officer reported the following typographical errors in the report:

- Page 74 of the agenda pack; Under the heading, “Habitat mitigation due to increased recreational impact”, first paragraph. The first sentence should refer to New Forest SAC, rather than Ashdown Forest SAC.
- Page 75 of the agenda pack: Second paragraph, first sentence should refer to likely (and not unlikely).

The Case Officer also reported that a number of conditions had been amended, and the revised conditions had been included in the update note published prior to the meeting.

**Decision:**

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; and
- ii) the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
  - In accordance with the submitted Reptile Mitigation and Management Strategy December 2024, to secure off-site provision for a minimum of four reptile refugia, and future monitoring and management (minimum 10-year period for monitoring but refugia maintained in perpetuity, including arrangements to set out receptor site).
  - Submission, approval and implementation of a full Travel Plan
  - Completion of a Section 278 Junction Agreement prior to commencement County Council legal agreement charge
  - Air Quality Monitoring Contributions

Then GRANT PERMISSION subject to the imposition of the conditions set out in the report and update note 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

**Conditions / Reasons:**

As per report (Item 3b) and update note

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

**Details:**

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.

**Public Participants:**

Mr Vass (Applicant)  
Mr Nicholas Barnes (Objector)

**Additional Representations:**

The Case Officer reported that two additional letters had been received since the agenda was published. One had been received and included within the officer updates and a further one had been received after these

had been published. The representations raised concerns about the compliance with the nationally described space standards and the location of the refuse storage.

**Comment:**

Cllr Hartmann disclosed a non-pecuniary interest, for transparency purposes as a Ward Member for Fawley, Blackfield, Calshot & Langley. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3c)

- d Woodbury, 2 Viney Road, Lymington, SO41 8FF (Application 25/10039)**  
This application was withdrawn from the agenda.

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

**Details:**

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

**Public Participants:**

Nick Cobbold, Bell-Cornwall Planning Consultants (Agent)

**Additional Representations:**

None

**Comment:**

The Case Officer reported a correction to the background section of the report, where reference should be made to Coutts Cottage as a Grade II listed building rather than Marsh Farm Cottage. It was confirmed that Marsh Farm Cottage was not a listed building. This had been included in the update note published prior to the meeting.

The Case Officer reported that an additional plan had been included within the officer presentation. It was clarified that this was not a new plan, but had been omitted from the presentation which had been published online.

**Decision:**

Refuse

**Conditions / Reasons:**

As per report (Item 3e)

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**f Walcot House, Blackfield Road, Fawley, SO45 1ED (Application 25/10058)****Details:**

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

**Public Participants:**

Mr Rob Elliott (Applicant)

A statement was read out on behalf of Mr and Mrs Bailey (Objectors)

**Additional Representations:**

The Case Officer reported that the number of letters of support had increased from 6 to 10, and that the number of objections had increased from 10 to 20 since the report had been published.

In addition to these, the applicant had also submitted letters of support and a statement had been received from the neighbour in objection to the application. An objection had also been received from ward member, Cllr Alan Alvey.

**Comment:**

Cllr Hartmann disclosed a non-pecuniary interest, for transparency purposes as a Ward Member for Fawley, Blackfield, Calshot & Langley. He concluded there were no grounds under common law to prevent him from remaining in the meeting to speak and to vote.

The Case Officer reported that a revised block plan had been received showing the position of the sign more accurately.

Members of the Planning Committee expressed the view that the reflective nature of the sign had a detrimental impact on the amenity of the immediate neighbour. They felt that due to light reflection from the sign it was intrusive into the main bedroom of the neighbour. This was contrary to Policy ENV 3 of the Local Plan.

**Decision:**

Refuse

**Conditions / Reasons:**

The sign, by reason of its reflective lettering, has a detrimental impact on the amenity of the neighbour, Omega, in respect of its intrusive nature on their front bedroom window from light reflection and therefore contrary to Policy ENV3 of the Local Plan Part 1: Planning Strategy for the New Forest District

outside the National Park.

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

**Details:**

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

**Public Participants:**

Darryl Howells, Darryl Howells Planning Consultancy (Agent)  
Cllr Gareth DeBoos, Ringwood Town Council

**Additional Representations:**

None

**Comment:**

The Case Officer reported the agent had requested an amendment to condition 12. This has been discussed with the ecologist and revised condition was proposed. This had been included in the update note.

A verbal amendment was also reported to correct the last sentence of the fifth paragraph from the bottom on page 169 of the agenda pack. This referred to the lack of a completed legal agreement, and the presumption in favour of sustainable development not applying. However, a Section 106 agreement had been secured and therefore the presumption in favour of sustainable development did apply in this instance.

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3g) and updates

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

**Details:**

Proposed garden room

**Public Participants:**

Statements were read out on behalf of Claire Snowdon-Darling (Applicant) and Felicity Robinson (Objector).

**Additional Representations:**

None

**Comment:**

None

**Decision:**

Grant subject to conditions

**Conditions / Reasons:**

As per report (Item 3h)

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

**Details:**

Proposed TPO – Mature sycamore tree

**Public Participants:**

None

**Additional Representations:**

None

**Comment:**

Cllr Hawkins disclosed a non-pecuniary interest as a member of the Planning Committee of New Milton Town Council. He reported he would not participate or vote on the item.

**Decision:**

That the Tree Preservation Order be confirmed

**Conditions / Reasons:**

As per report (Item 3i)

CHAIRMAN