

## NOTICE OF MEETING

**Meeting:** PLANNING COMMITTEE

**Date and Time:** WEDNESDAY, 9 APRIL 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 March 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) **SS6 Land East of Lower Pennington Lane, Pennington, Lymington SO41 8AL (Application 22/11424) (Pages 7 - 144)**

Erection of up to 82 No. Dwellings, including Access, Highways Works, Public Open Space (POS), Alternative Natural Recreational Greenspace (ANRG), Landscaping and Drainage Attenuation (Outline Application with details of Access and Layout only)

#### **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 either:

#### **A. 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:
- ii. the imposition of the conditions 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; and
- iii. the positive determination of the associated application (Ref: 22/01024OUT) with the New Forest National Park Authority; **or**

**B. REFUSE (in the absence of a positive determination of the associated application (Ref: 22/01024OUT) with the New Forest National Park Authority).**

(b) **SS17 Land East of Whitsbury Road, Tinkers Cross, Fordingbridge, SP6 1NQ (Application 24/10976) (Pages 145 - 188)**

68-bed care home (use class C2); 8no. dwellings (use class C3), public open space, provision of an extended residential curtilage for 'Fairmile', new access to Whitsbury Road; closure of the existing access to Whitsbury Road; parking, landscaping, sustainable drainage, and other associated works

**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 Assessments; and
- 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 in the report 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) **SS5 Land North of Milford Road, Pennington, Lymington (Application 24/10590) (Pages 189 - 256)**

54 residential dwellings including affordable housing; change of use of land for public open space including Alternative Natural Recreational Greenspace (ANRG); new vehicular access onto Milford Road, new pedestrian and cycle links & other infrastructure, including connection to the strategic foul network, surface water management and associated ground works

**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 advice from Natural England and the continuing Section 106 discussions to ensure consistency between the two sets of provisions.

(d) **Woodbury, 2 Viney Road, Lymington, SO41 8FF (Application 25/10039) (Pages 257 - 274)**

Replacement dwelling

**RECOMMENDED:**

Grant subject to conditions

- (e) **Avondale Lodge Care Home, Hythe Road, Marchwood, SO40 4WT (Application 24/10391) (Pages 275 - 288)**

Change of use from care home to house in multiple occupation (HMO)

**RECOMMENDED:**

Refuse

- (f) **2 Kings Ride, Langley, Fawley, SO45 1ZN (Application 25/10021) (Pages 289 - 296)**

Single-storey side extension to form porch & garage conversion; rear detached garage

**RECOMMENDED:**

Grant subject to conditions

- (g) **9 New Road, Ringwood, BH24 3AU (Application 25/10035) (Pages 297 - 310)**

Use of existing office / outbuilding as holiday let

**RECOMMENDED:**

Delegated Authority be given to the Service Manager Development Management to GRANT PERMISSION subject to:

- i) the completion by of a planning obligation entered into by way of a Section 106 Agreement or Unilateral Undertaking to secure the matters set out in the report; and
- ii) the imposition of the conditions set out in the report.

- (h) **3 Hiltom Road, Ringwood, BH24 1PW (Application 25/10107) (Pages 311 - 316)**

Proposed single storey extensions at side and rear; replacement porch; detached garage and log cabin/outbuilding

**RECOMMENDED:**

Grant subject to conditions

- (i) **39 Northfield Road, Ringwood, BH24 1LT (Application 25/10116) (Pages 317 - 322)**

Conversion of an existing detached garage to provide ancillary accommodation

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

**Councillors:**

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