

# NOTICE OF MEETING

**Meeting:** PLANNING COMMITTEE

**Date and Time:** WEDNESDAY, 10 SEPTEMBER 2025, AT 9.00 AM

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

**Enquiries to:** Email: [joe.tyler@nfdc.gov.uk](mailto:joe.tyler@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

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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 13 August 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) White Croft, Farmers Walk, Everton, Hordle, SO41 0JZ (Pages 5 - 22)**

Dwelling to rear of garden with cycle store and associated landscaping; porch canopy and fenestration alterations to existing dwelling.

#### **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 Habitat Mitigation, Bird Aware Solent and Air Quality Monitoring
- ii) the imposition of the conditions set out in the report.

#### **(b) 5 Wiltshire Road, Bransgore, BH23 8BH (Pages 23 - 30)**

Side and rear extensions; new roof to facilitate creation of second floor; rear dormer.

#### **RECOMMENDED:**

Grant subject to conditions as set out in the report.

#### **(c) 1 Oak View, Hythe, SO45 5AL (Pages 31 - 38)**

New fencing and gates to drive and front boundary; erection of open sided gazebo.

#### **RECOMMENDED:**

Refuse.

- (d) **34 Ashley Common Road, Ashley, New Milton, BH25 5AR (Pages 39 - 44)**  
Garden annexe to provide ancillary accommodation.

**RECOMMENDED:**

Grant subject to conditions as set out in the report.

- (e) **SS18 Middle Burgate House, Salisbury Road, Burgate, Fordingbridge, SP6 1LX (Pages 45 - 112)**

Hybrid Application – (Outline) Development of Land Comprising the Erection of 41 Dwellings, Demolition and Removal of Redundant Agricultural Structures, Works to Access, Landscaping and Provision of Public Open Space/ANRG, and (Full) Conversion and Extension of an Existing Building to form 4 flats and Erection of a further Block of 8 Flatted Units (53 Dwellings Total).

**RECOMMENDED:**

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** to allow a 12 months period for the completion of the Section 106 Agreement.

**Please note, that the planning applications listed above may be considered in a different order at the meeting.**

**4. MEETING DATES 2026/2027**

To agree the following meeting dates for 2026/2027 (Wednesdays at 9.00am):

**2026:**

10 June  
8 July  
12 August  
9 September  
14 October  
11 November  
9 December

**2027:**

13 January  
10 February  
10 March  
14 April  
12 May

**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