

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 10 DECEMBER 2025, AT 9.00 AM

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

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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

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 12 November 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) **Furzedown Farm, Hart Hill, Hythe, SO45 3ND (Application 25/10782) (Pages 5 - 30)**

Use of existing barn for business use (Use Class E) at ground floor and formation of new first floor for residential use as a single dwelling; associated external alterations to include new cladding, roofing material and fenestration.

RECOMMENDED:

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

The completion of a planning obligation entered into by way of a Section 106 Agreement to secure the mitigation contributions:

- Habitat mitigation infrastructure contribution £4,595
- Habitat mitigation non-infrastructure £719
- Bird Aware Solent £696
- Air quality monitoring £112

And the imposition of the conditions set out in the report.

(b) **SS3 Land at Corks Farm, Normandy Way, Marchwood (Application 24/10992) (Pages 31 - 70)**

Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission 22/10449) for the development of 150 residential dwellings and discharge of conditions 6, 9, 17 and 20.

RECOMMENDED:

Grant Subject to Conditions as set out in the report.

- (c) **6 Bitterne Way, Lymington, SO41 3PB (Application 25/10835) (Pages 71 - 78)**

Erection of attached store to side, change of materials to dormer windows; fenestration changes.

RECOMMENDED:

Grant Subject to Conditions as set out in the report.

- (d) **Springbourne Farm, Rockbourne, SP6 3NS (Application 25/10806) (Pages 79 - 88)**

Agricultural Pole Barn (Retrospective).

RECOMMENDED:

Refusal

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

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

Councillors:

Dave Penny
Joe Reilly
Janet Richards
John Sleep
Malcolm Wade

Matthew Hartmann
David Hawkins

Phil Woods