

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 11 FEBRUARY 2026, AT 9.00 AM

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

Enquiries to: Email: democratic@nfdc.gov.uk
Karen Wardle Tel: 023 8028 5071

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

Appletree Court, Lyndhurst, Hampshire. SO43 7PA
www.newforest.gov.uk

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 14 January 2026 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) **20 Keyhaven Road, Milford on Sea, SO41 0QY (Application 25/10398) (Pages 5 - 32)**

Alterations to existing garage to facilitate a change of use to form a convenience store. Retain first floor C3 use.

RECOMMENDED:

Grant subject to conditions.

(b) **Site of Fawley Power Station, SO45 1TW (Application 25/10970) (Pages 33 - 46)**

Variation of Condition 1 of Planning Permission 24/11096 to extend the mixed use of land for haulage and B8 storage until 31st December 2027.

RECOMMENDED:

Grant Temporary Permission.

(c) **Site of Fawley Power Station, SO45 1TW (Application 25/10971) (Pages 47 - 62)**

Variation of Condition 1 of Planning Permission 24/10861 to extend the use for storage and distribution (Use Class B8) until 31st December 2027.

RECOMMENDED:

Grant Temporary Permission.

(d) **Site of Fawley Power Station, SO45 1TW (Application 25/10972) (Pages 63 - 78)**

Removal of condition 1 and Variation of condition 2 of Planning Permission 23/10050 to enable the approved temporary storage use to continue until 31st December 2027.

RECOMMENDED:

Grant Temporary Permission.

(e) **Land East of Bulls Copse Road, Marchwood Bypass, SO40 4UE (Application 25/10640) (Pages 79 - 112)**

The construction and operation of a Battery Energy Storage System (BESS) and associated infrastructure.

RECOMMENDED:

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

- i) no material comments being made following the end of advertisement period of the application as a departure to the development plan.
- ii) the imposition of the conditions set out in the report.

(f) **Land adjacent Hill View, Ringwood Road, Sopley, BH23 7BE (Application 25/10891) (Pages 113 - 134)**

Construction of dwelling.

RECOMMENDED:

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

- i) the prior completion, of a planning obligation entered into by way of a Section 106 Agreement to secure the following:
 - New Forest recreational mitigation (infrastructure and non-infrastructure), and
 - Air-quality monitoring contributions; and
- ii) The imposition of the Conditions as set out in the report and any additional / amended conditions or variation to the heads of terms as 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:

(g) **34 Western Road, Lymington, SO41 9HL (Application 25/10844) (Pages 135 - 144)**

Conversion of 2 flats for use as a single dwelling house; extend pitched roof over existing bathroom; single-storey rear extension; fenestration alterations; replacement porch; detached garage and workshop with storage over.

RECOMMENDED:

Grant subject to conditions.

- (h) **Tall Oaks, 1 Church Mead, Lymington, SO41 8FN (Application 25/11107) (Pages 145 - 152)**

Removal or Variation of Condition 7 of Planning Permission 22/11134 to allow the garage to be used as ancillary accommodation.

RECOMMENDED:

Grant the Variation of Condition.

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
Matthew Hartmann
David Hawkins

Councillors:

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