

## NOTICE OF MEETING

**Meeting:** PLANNING COMMITTEE

**Date and Time:** WEDNESDAY, 11 MARCH 2026, 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 11 February 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) **Land south of Salisbury Road, Calmore, Netley Marsh, SO40 2RQ (Application 25/10422) (Pages 7 - 66)**

Outline application with all matters reserved except for access from Salisbury Road for a phased residential development of up to 93 dwellings, to include a policy compliant mix of private and affordable homes (Use Class C3), associated infrastructure including vehicular, cycle and pedestrian access, areas of open space, ANRG and play provision, sustainable drainage and landscaping.

#### **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 matters as set out in the report.
- 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.

#### (b) **Maple Field Farm, Martin Road, Martin, SP6 3LR (Application 23/10692) (Pages 67 - 82)**

Convert redundant agricultural building into two holiday units; add pergolas and bay windows; demolish existing polytunnel.

#### **RECOMMENDED:**

Refuse.

(c) **Shorefield Country Park, Shorefield Road, Milford-on-Sea, SO41 0LH (Application 25/10649) (Pages 83 - 98)**

Change of 12 touring caravan pitches to 12 static caravan pitches, alongside the relocation of ten static caravan pitches within the site.

**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 or Unilateral Undertaking to secure:
  - New Forest Habitat Mitigation contributions; and
  - Bird aware contributions
- 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.

(d) **67 Wainsford Road, Everton, Hordle, SO41 0UD (Application 25/11151) (Pages 99 - 104)**

Detached outbuilding to the rear.

**RECOMMENDED:**

Grant subject to conditions.

(e) **61 Barton Lane, Barton-on-Sea, New Milton, BH25 7PJ (Application 25/11128) (Pages 105 - 112)**

Roof alterations in association with new first floor; partial demolition of existing structure; front & rear single-storey extensions; side dormer and rooflights.

**RECOMMENDED:**

Refuse.

(f) **Beach Hut 315, Hordle Cliff, Milford-on-Sea (Application 25/10215) (Pages 113 - 120)**

Replacement decking with balustrade and steps.

**RECOMMENDED:**

Grant subject to conditions.

(g) **Forest Farm, Barnes Lane, Milford-on-Sea, SO41 0RR (Application 25/11153) (Pages 121 - 138)**

Change of use of land for use as storage – open storage shipping containers and vehicles. (Retrospective).

**RECOMMENDED:**

Refuse.

(h) **57 & 59 Ashley Road, New Milton, BH25 6AZ (Application 25/10969) (Pages 139 - 154)**

Side & rear extensions to form maisonette. Removal of existing garage. Fenestration alterations, external staircase, and parking.

**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 or Unilateral Undertaking to secure:
  - Habitat Mitigation contributions; and
  - Air Quality Monitoring contributions
- 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.

**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