

# Planning Committee

October 2025



# Presentations



**Planning Committee**  
**App No 25/10589**  
6 Lime Close,  
Dibden Purlieu  
SO45 4RD  
**Schedule 3a**

3 3a 25/10589

**Planning Committee**  
**App No 25/10429**  
Land off Trotts Lane,  
Marchwood  
SO40 4UE  
**Schedule 3b**

20 3b 25/10429

**Planning Committee**  
**App No 25/10544**  
1 Grange Close,  
Everton,  
Hordle,  
SO41 0TY

36 3c 25/10544

**Planning Committee**  
**App No 24/10939**  
Whitsbury Stables,  
Fordingbridge Road  
Whitsbury  
**Schedule 3d**

52 3d 24/10939

**Planning Committee**  
**App No TPO/0011/25**  
LAND REAR OF 37, 39 AND 41 TENNYSON ROAD, TOTTON

**Schedule 3e**

71 3e TPO/0011/25



# Planning Committee

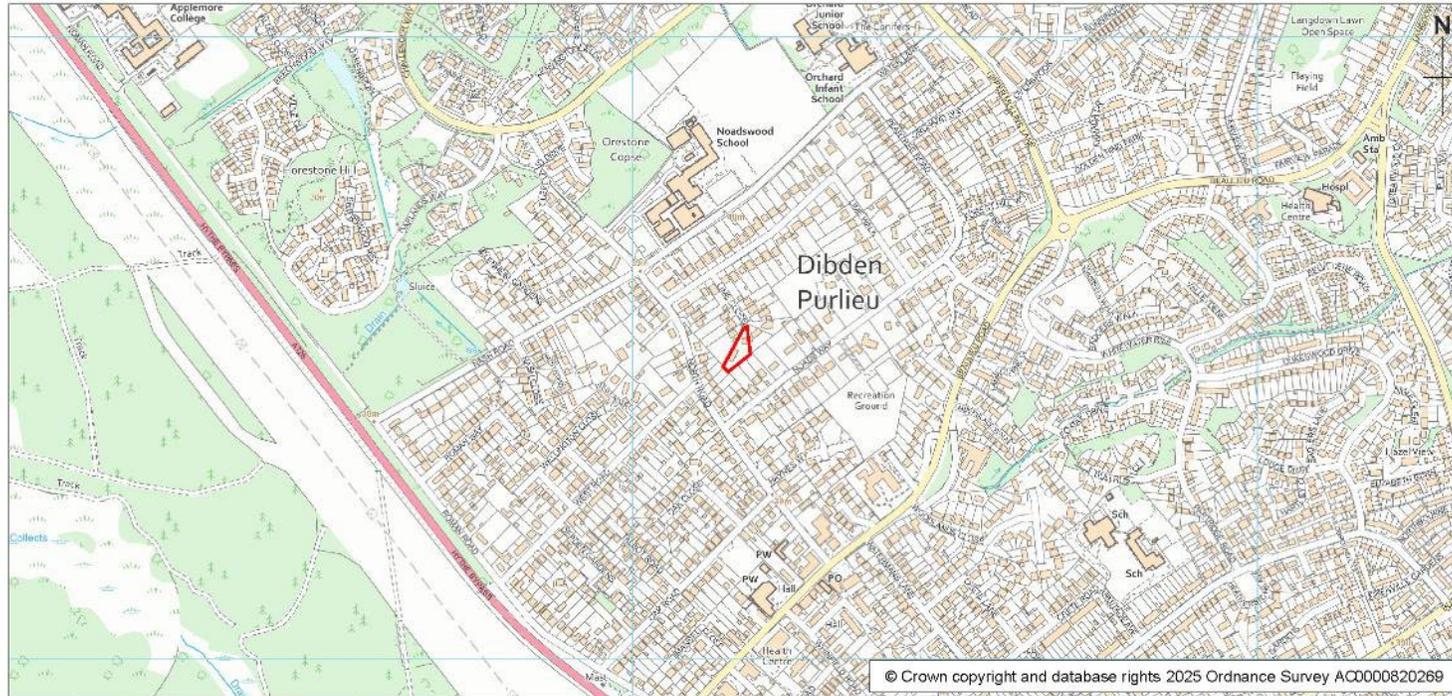
## App No 25/10589

6 Lime Close,  
Dibden Purlieu  
SO45 4RD  
**Schedule 3a**

# Red Line Plan



# General Location



# Aerial photograph

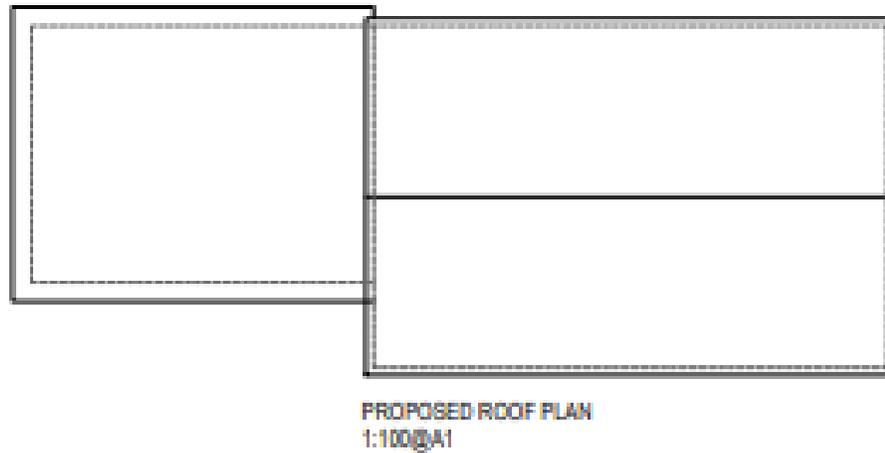
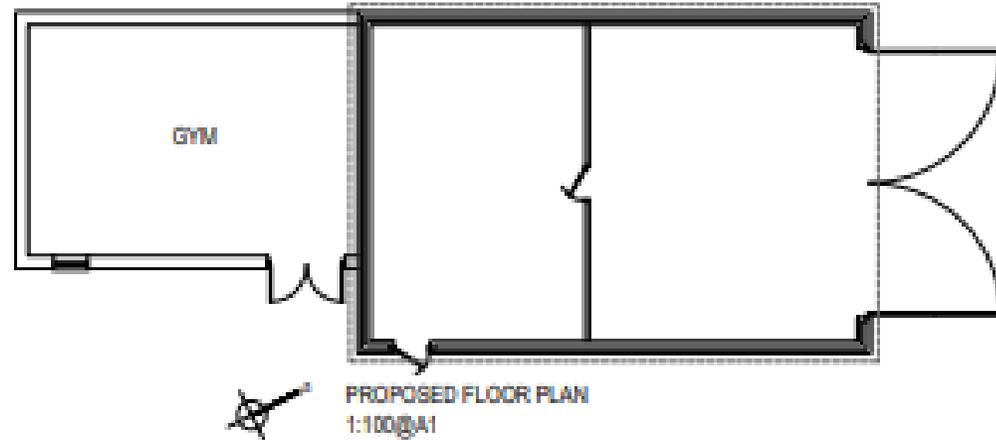




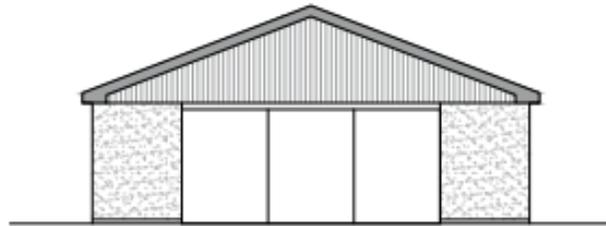
# Proposed Development

- Retrospective permission for the change of use of the existing outbuilding. The application would regularise the use of this building from an ancillary domestic outbuilding (Use Class C3) to a commercial gym and fitness training facility (Use Class E(d)), and includes retrospective permission for the single-story rear extension to the building

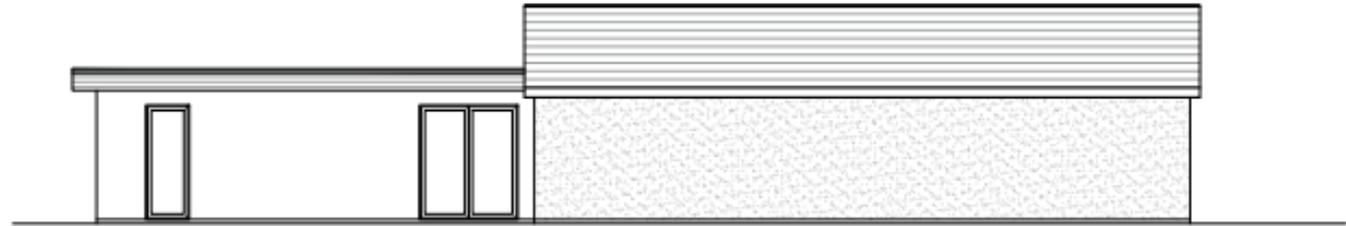
# Floor and roof plan of the as-built structure



# Elevations of built structure



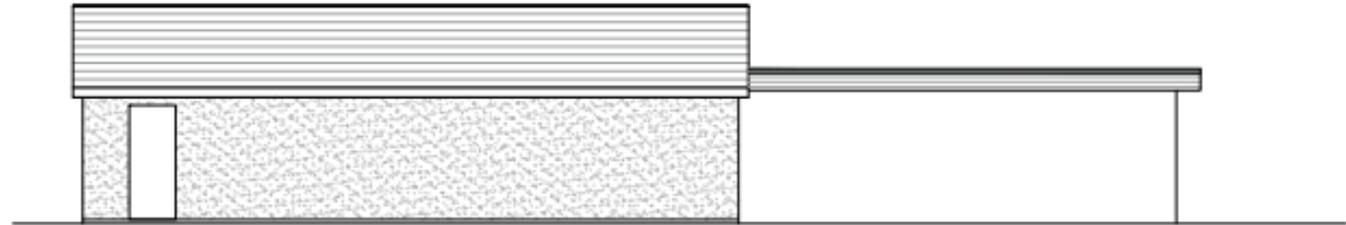
PROPOSED NORTH-EAST ELEVATION  
1:50@A1



PROPOSED SOUTH-EAST ELEVATION  
1:50@A1



PROPOSED SOUTH-WEST ELEVATION  
1:50@A1



PROPOSED NORTH-WEST ELEVATION  
1:50@A1

# Site Photographs 1



# Site Photographs 2



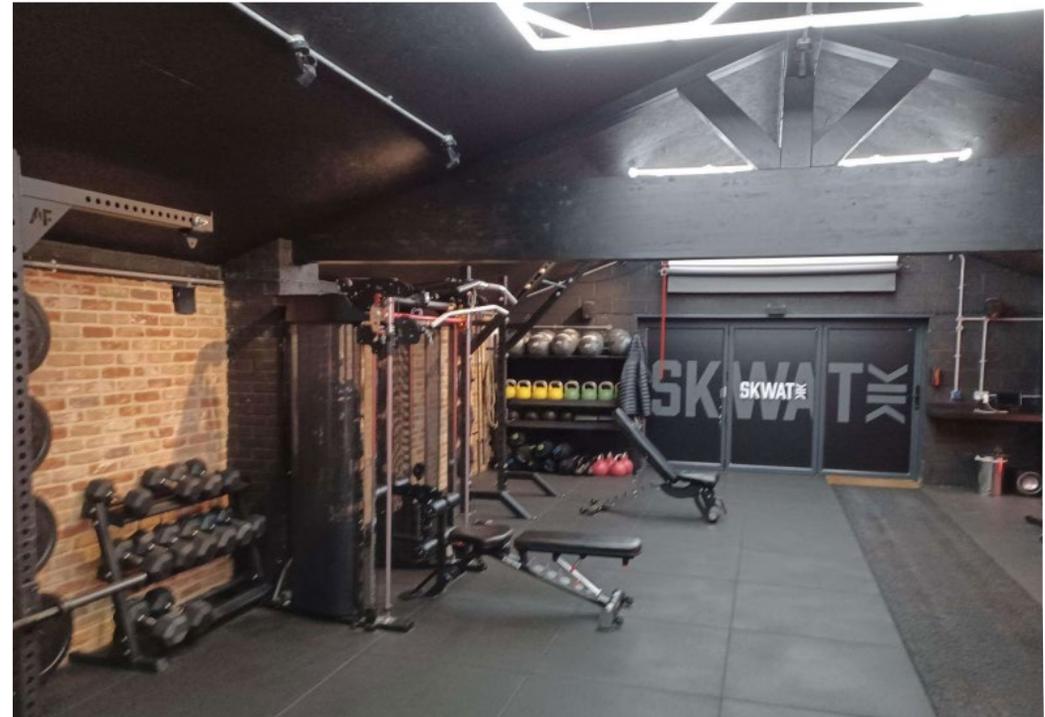
# Site Photographs 3



# Site Photographs 4



# Site Photographs 5



# Site Photographs 6



# Site Photographs 7





# Summary

- The positive aspects of the proposal do not outweigh the harm to residential amenity to surrounding neighbours
- It has not been demonstrated that on-site parking can operate safely without vehicle movements affecting others, nor is there sufficient information on trip generation to assess the potential impacts on the highway network

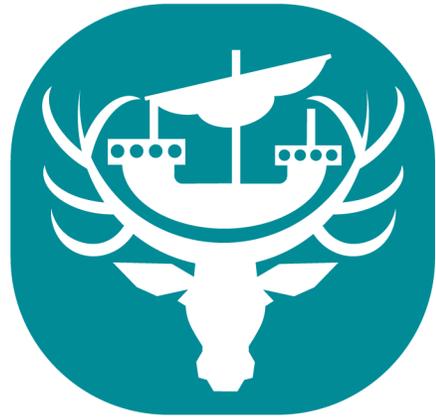
# Recommendation

- Refuse due to:

- The proposal represents an unneighbourly form of development due to unacceptable effects on local general amenity by reason of overbearing noise and disturbance
- Failure to demonstrate the continued use of the commercial gym is safe and sustainable for local road users



End of 3a 25/10589 presentation



**New Forest**  
DISTRICT COUNCIL





# Planning Committee

## App No 25/10429

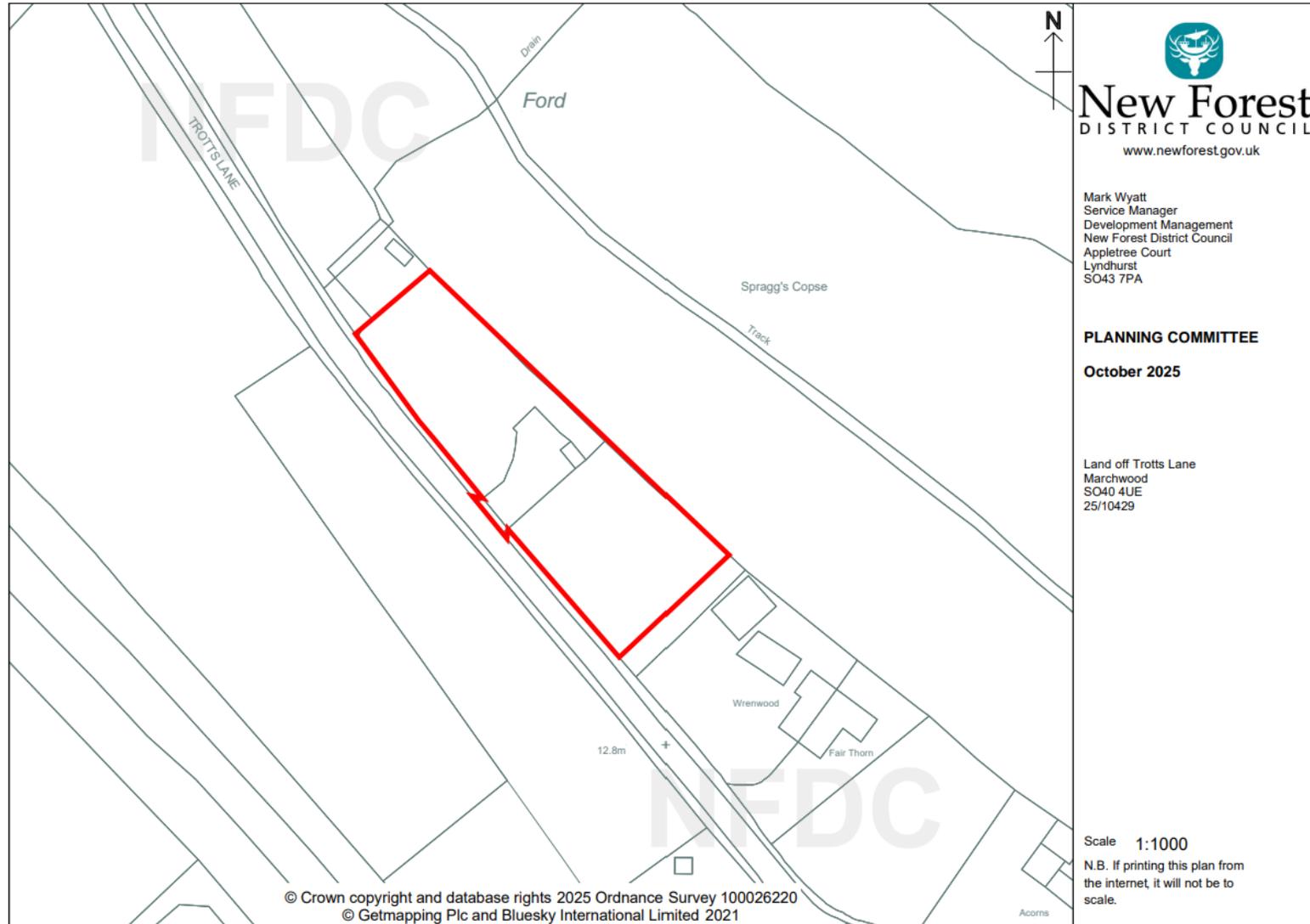
Land off Trots Lane,

Marchwood

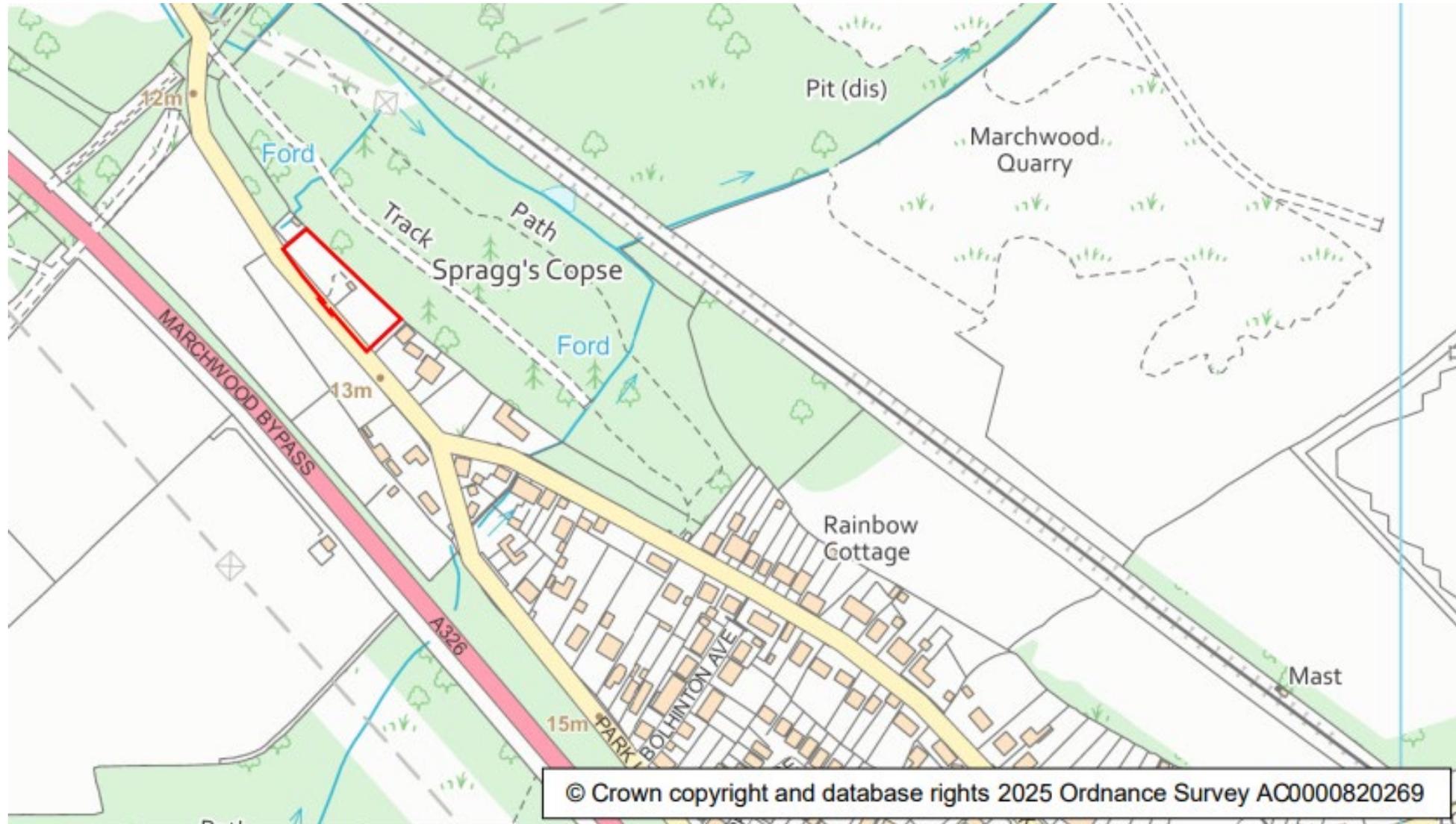
SO40 4UE

**Schedule 3b**

# Red Line Plan



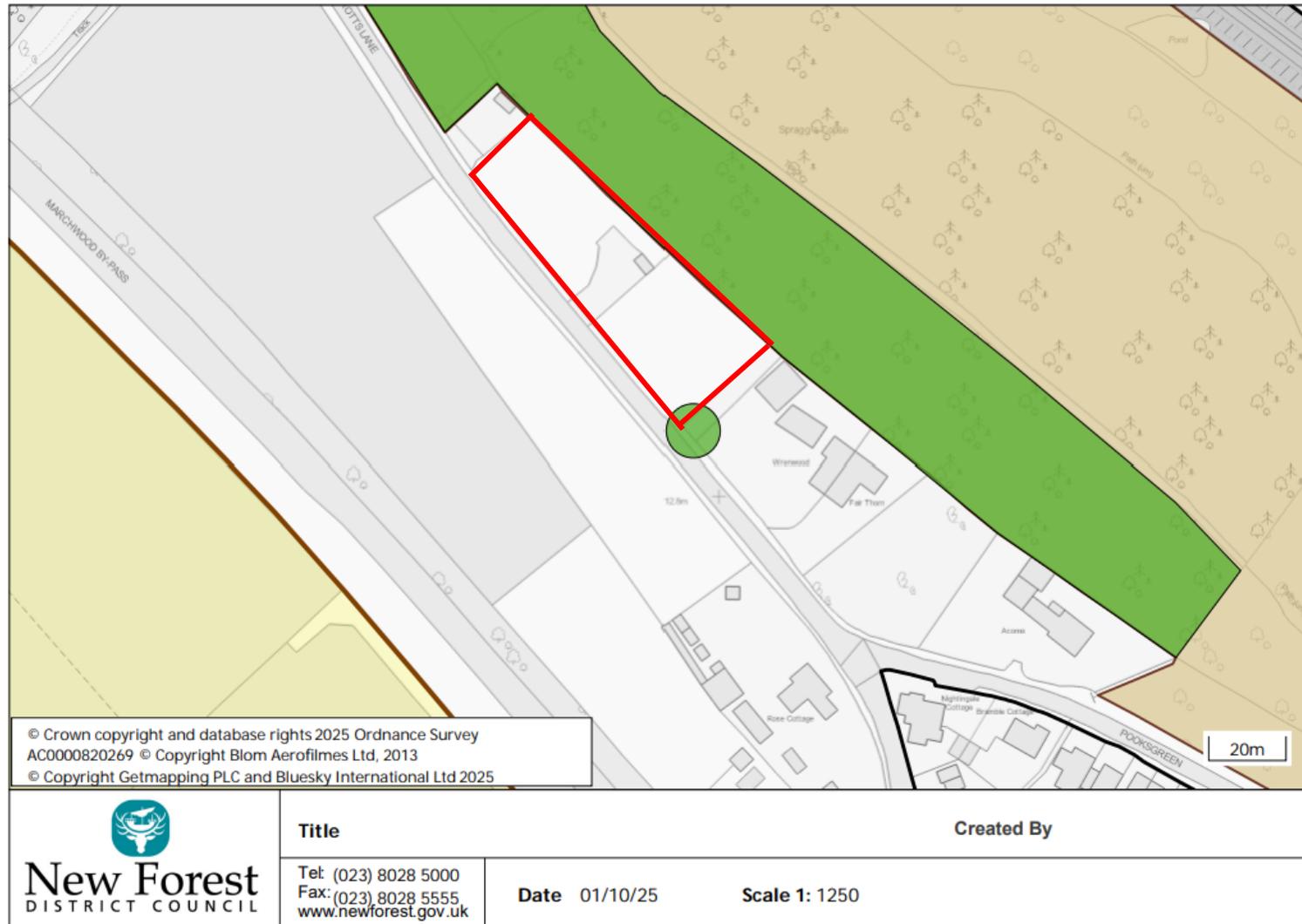
# General Location



# Aerial photograph



# Policy Constraints



# Site Photos 1. Application site.



## Site Photos 2. Views north and south.



# Site Photos 3. Access



# Planning Application

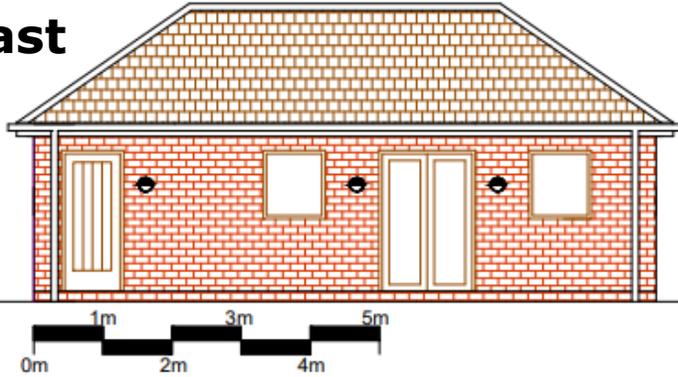


- Change of use of land to a travellers residential site.
- Erection of two single storey day rooms.
- Siting of two mobile homes for residential occupation.
- Siting of two touring caravans for residential occupation.

# Building Elevations

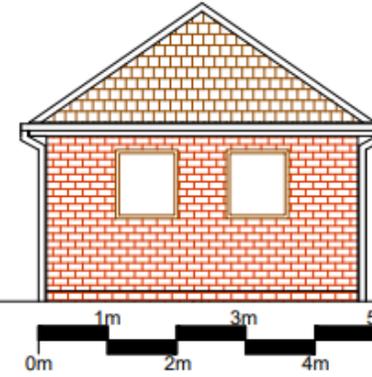
Elevation A-A

**North-east**



1:100 @ A3

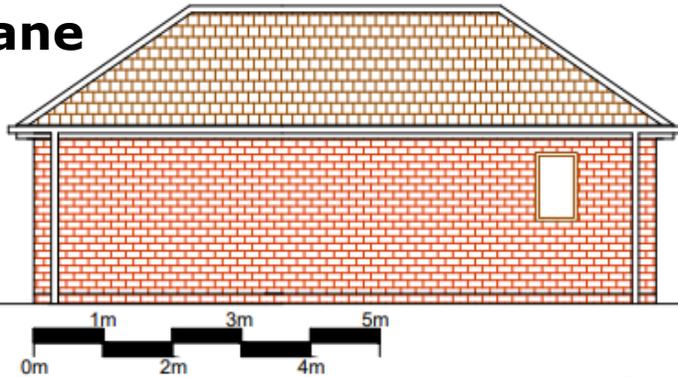
Elevation B-B



1:100 @ A3

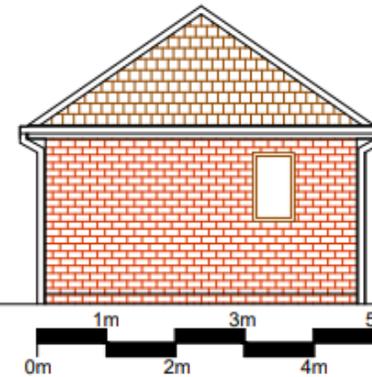
Elevation C-C

**Trotts Lane**



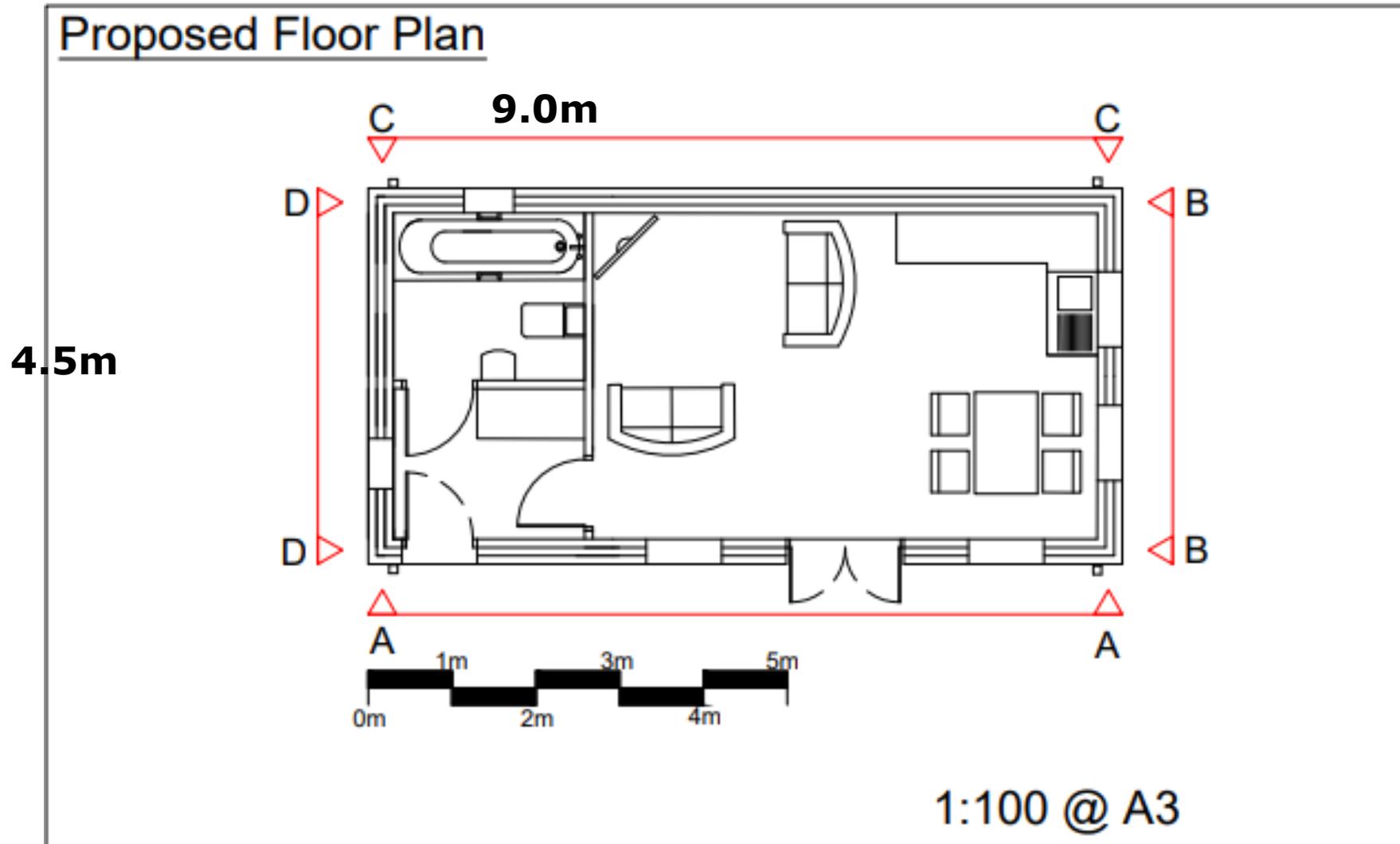
1:100 @ A3

Elevation D-D

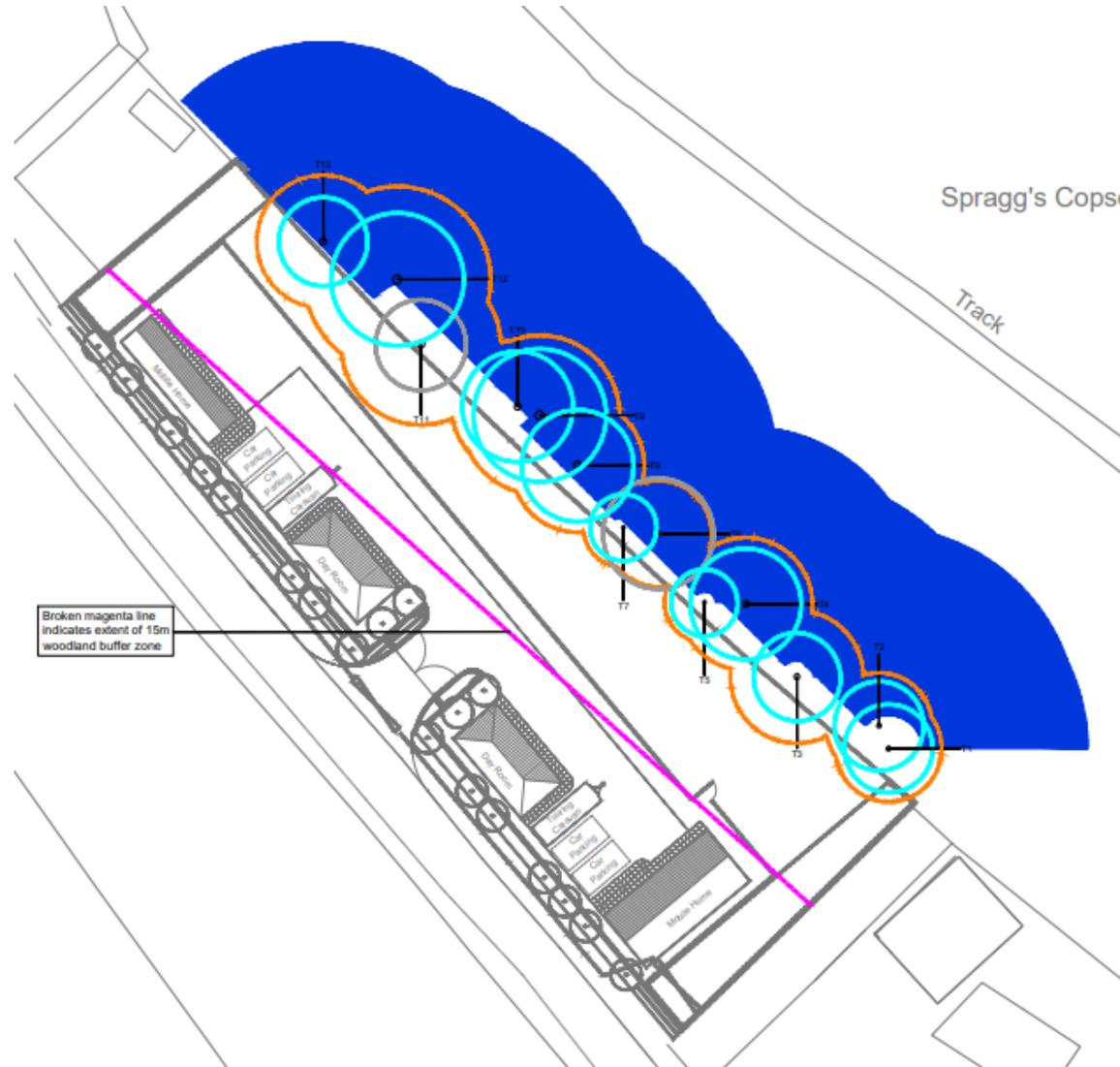


1:100 @ A3

# Day room floor plans

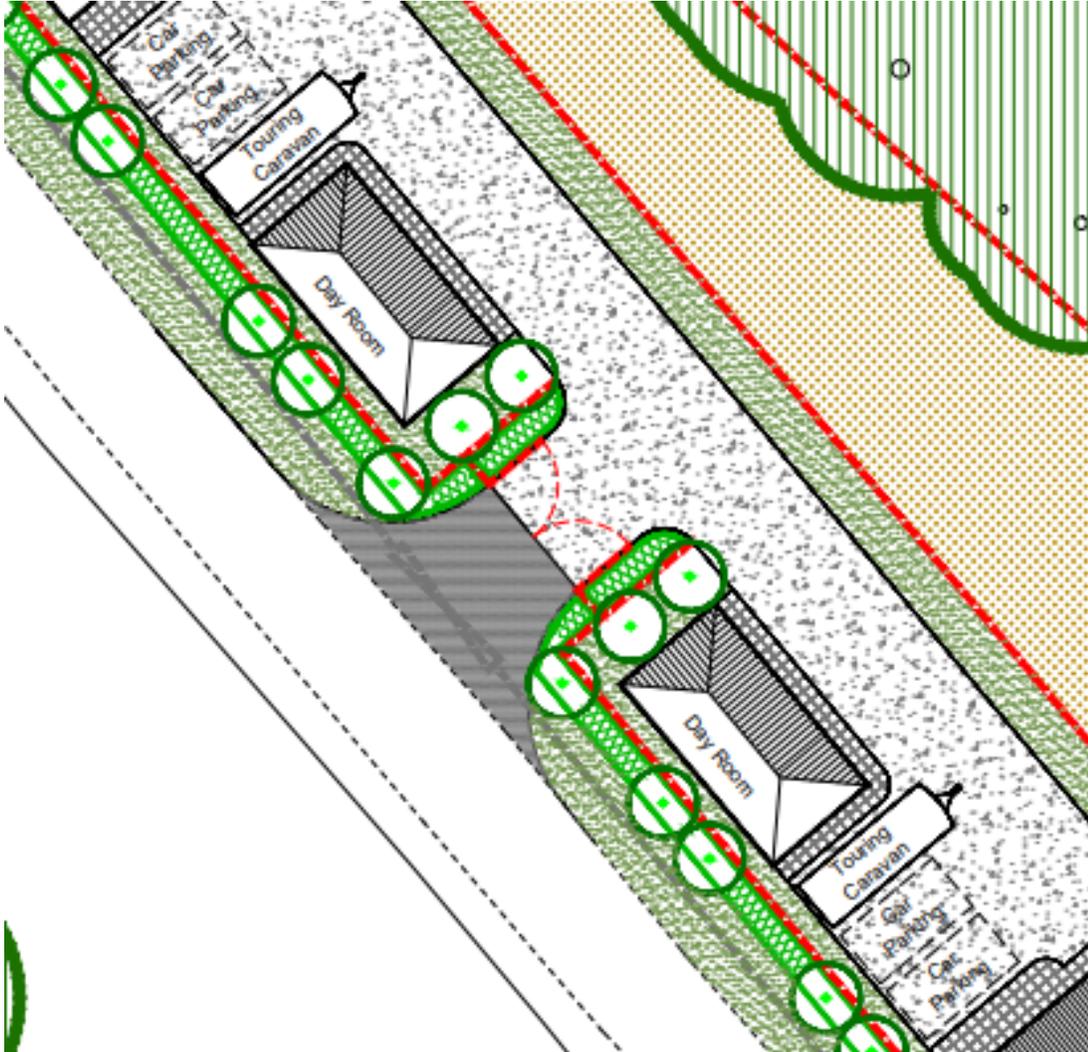


# Ancient Woodland



NPPF paragraph 193(c)  
Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists

# Proposed Access



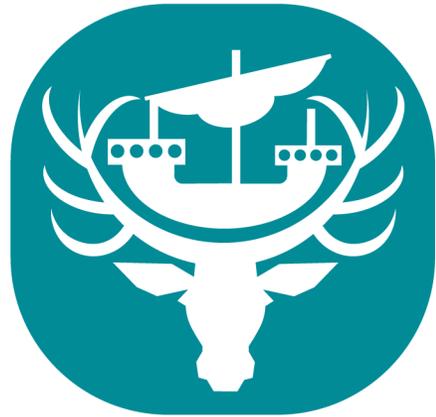
# Conclusion

- As set out in the report the planning application does not accord with the development plan in its entirety.
- However, the Planning Policy for Travellers Sites is a material consideration. This supports the principle of the development.
- There is an unmet need to provide accommodation for gypsies and travellers in the District. As such there is no objection to the principle of the development.
- As set out, details of the planning application conflict with the character and appearance of the area and will result in the degradation of an irreplaceable habitat.
- Supporting infrastructure is undefined and may contribute to impacts on the trees and their ecological value.
- Mitigation for recreational impacts on sensitive important New Forest and Solent habitats has not been secured.

# Recommendation

- The Council can not demonstrate a 5-year supply of land for gypsie and traveller accommodation. However, in accordance with NPPF para.11(d)(i) there are strong reason for refusal, as such the presumption in favour of sustainable development does not apply.
- The planning application is recommended for refusal as set out in the case officer report.

End of 3b 25/10429 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 25/10544

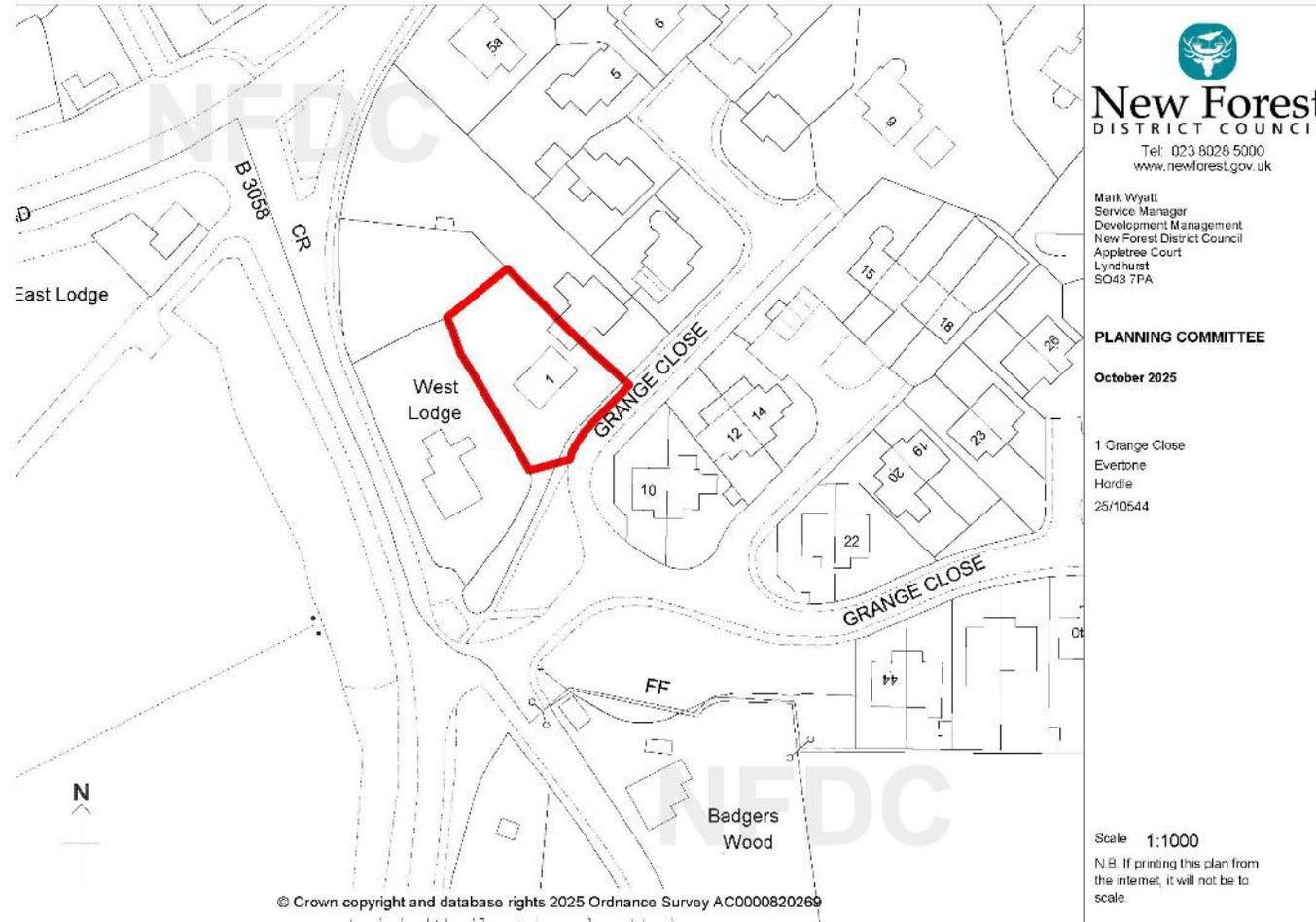
1 Grange Close,

Everton,

Hordle,

**SO41 0TY**

# Red Line Plan



# General Location



# Aerial photograph



# Proposal

- Erection of two four bed dwellings, extended access, car port and landscaping following the demolition of the existing dwelling

# Site Photos



# Site Photos



42

3c 25/10544

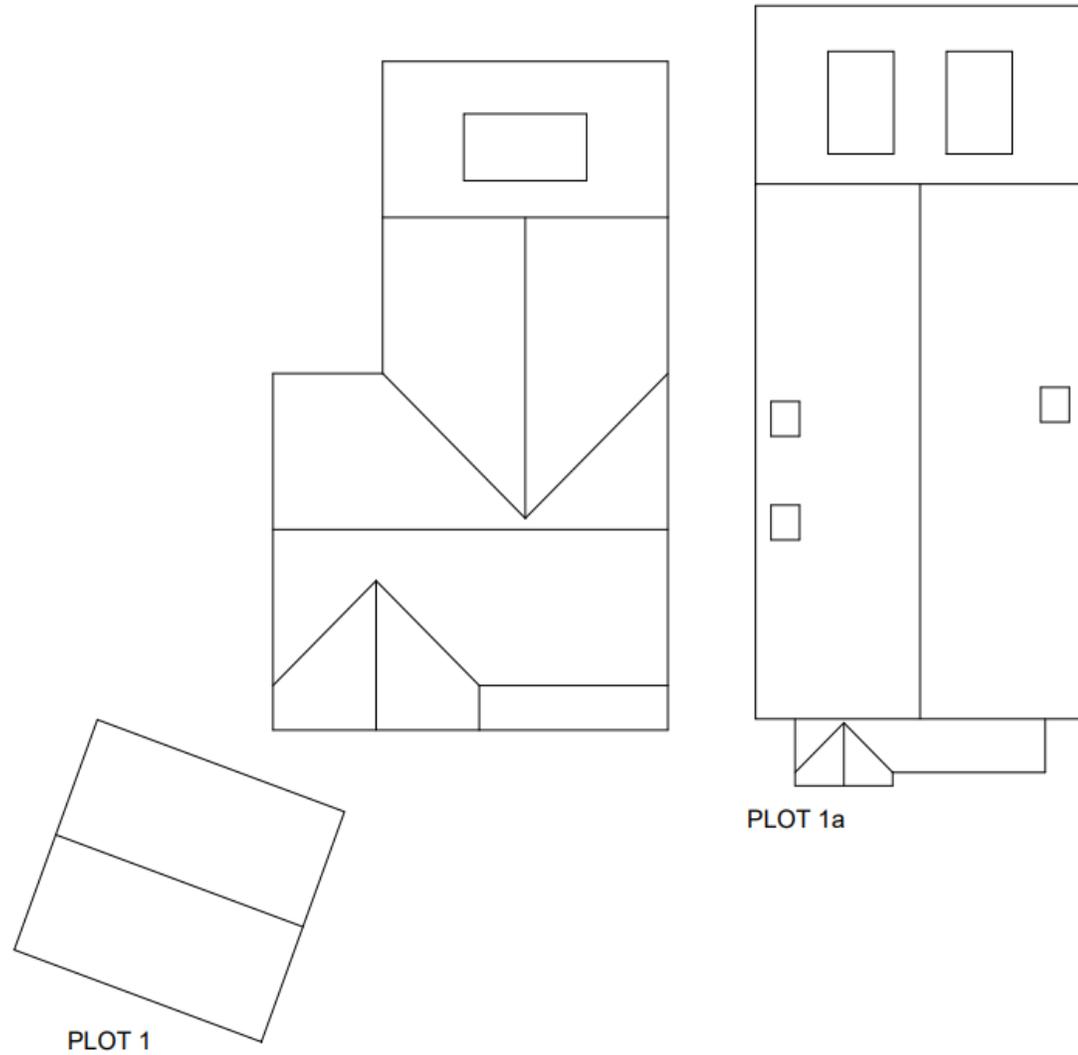
# Site Plan



# Landscaping Plan



# Roof Plan



# Elevations Plot 1



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

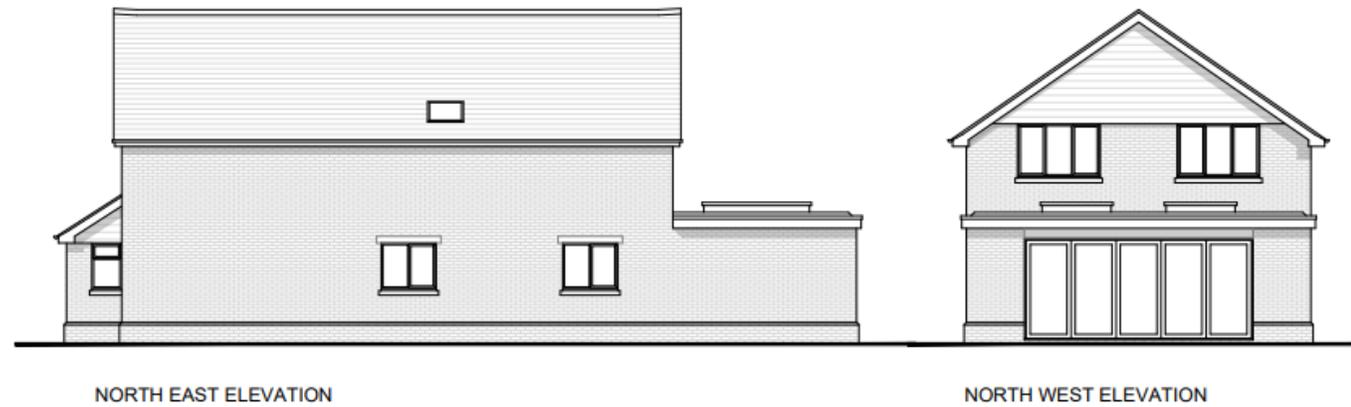
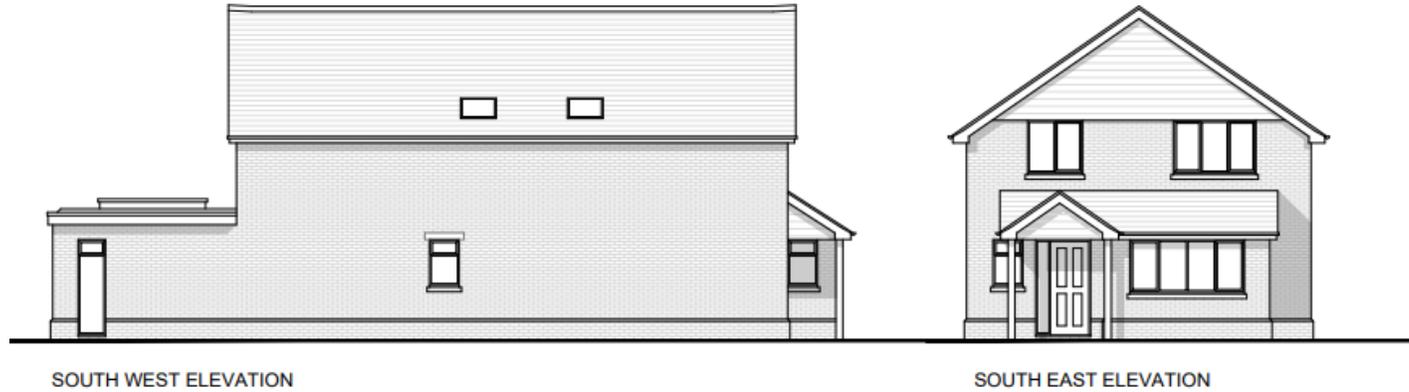


NORTH EAST ELEVATION

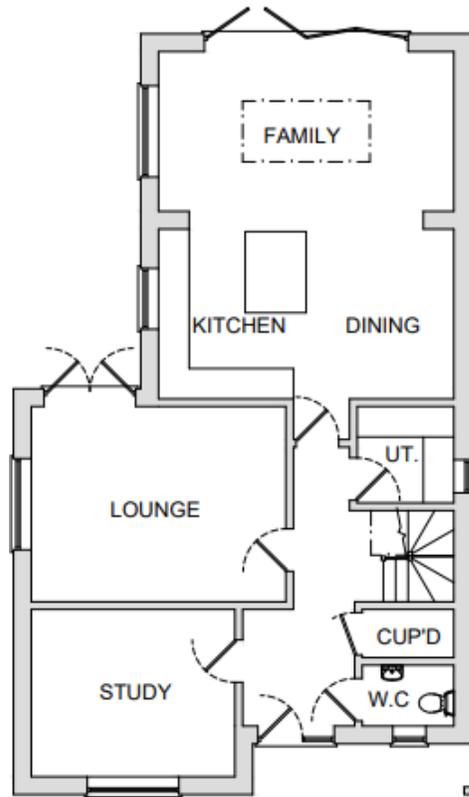


NORTH WEST ELEVATION

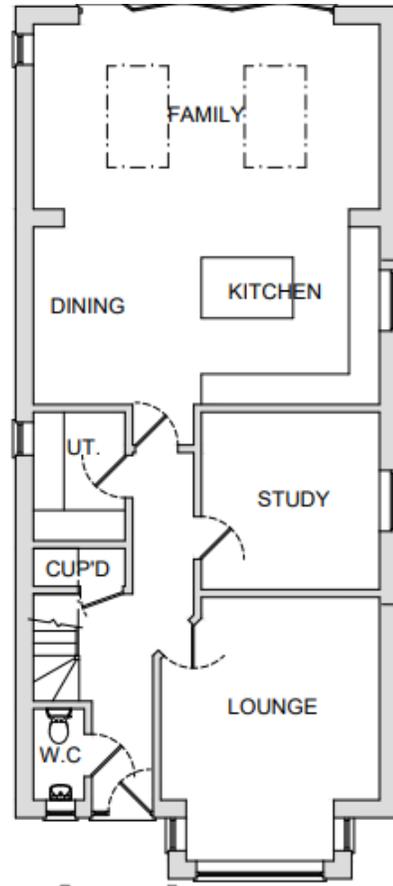
# Elevations Plot 1a



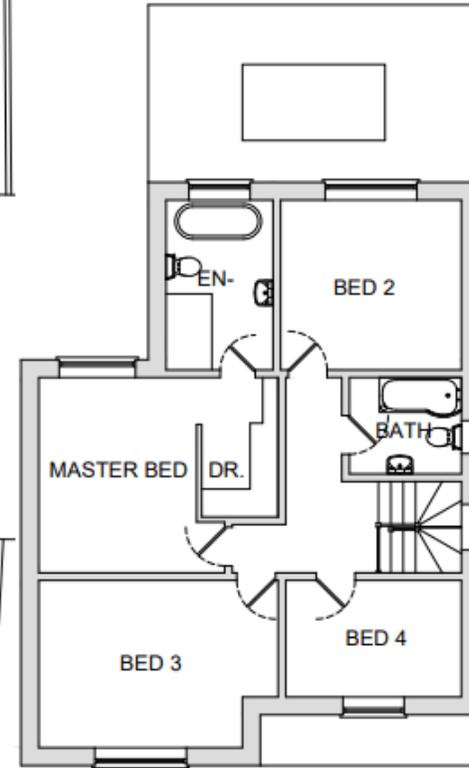
# Floor Plans



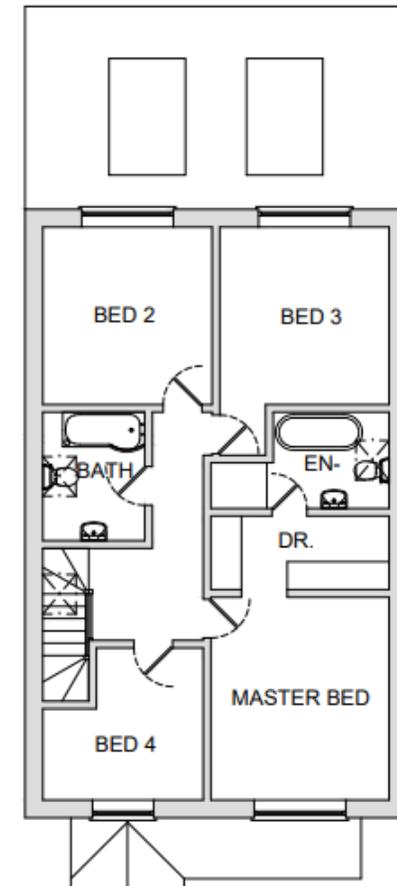
GROUND FLOOR  
PLOT 1



GROUND FLOOR  
PLOT 1a



FIRST FLOOR  
PLOT 1



FIRST FLOOR  
PLOT 1a

REV: DATE: DESCRIPTION:  
DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.



# Conclusion

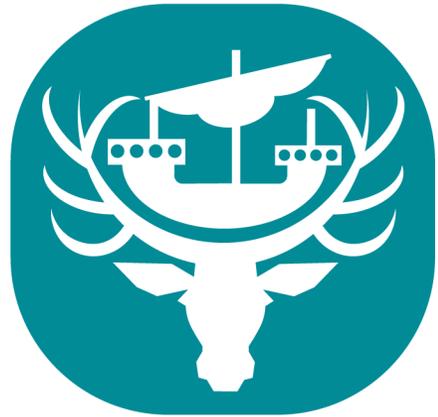
- On balance, the adverse impacts as set out do not significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.
- Accordingly, the tilted balance tips in favour of granting planning permission, subject to conditions.



# Recommendation

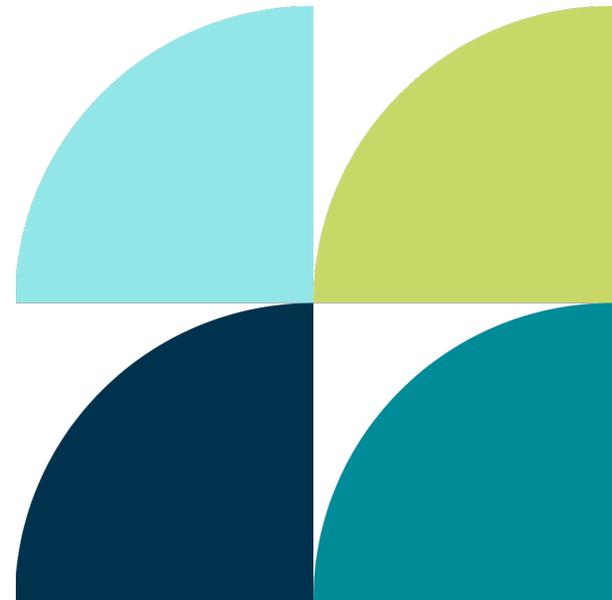
- Delegated Authority be given to the Service Manager  
Development Management to GRANT PERMISSION subject to:
  - i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure Habitat Mitigation, Bird Aware Solent and Air Quality Monitoring

End of 3c 25/10544 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10939

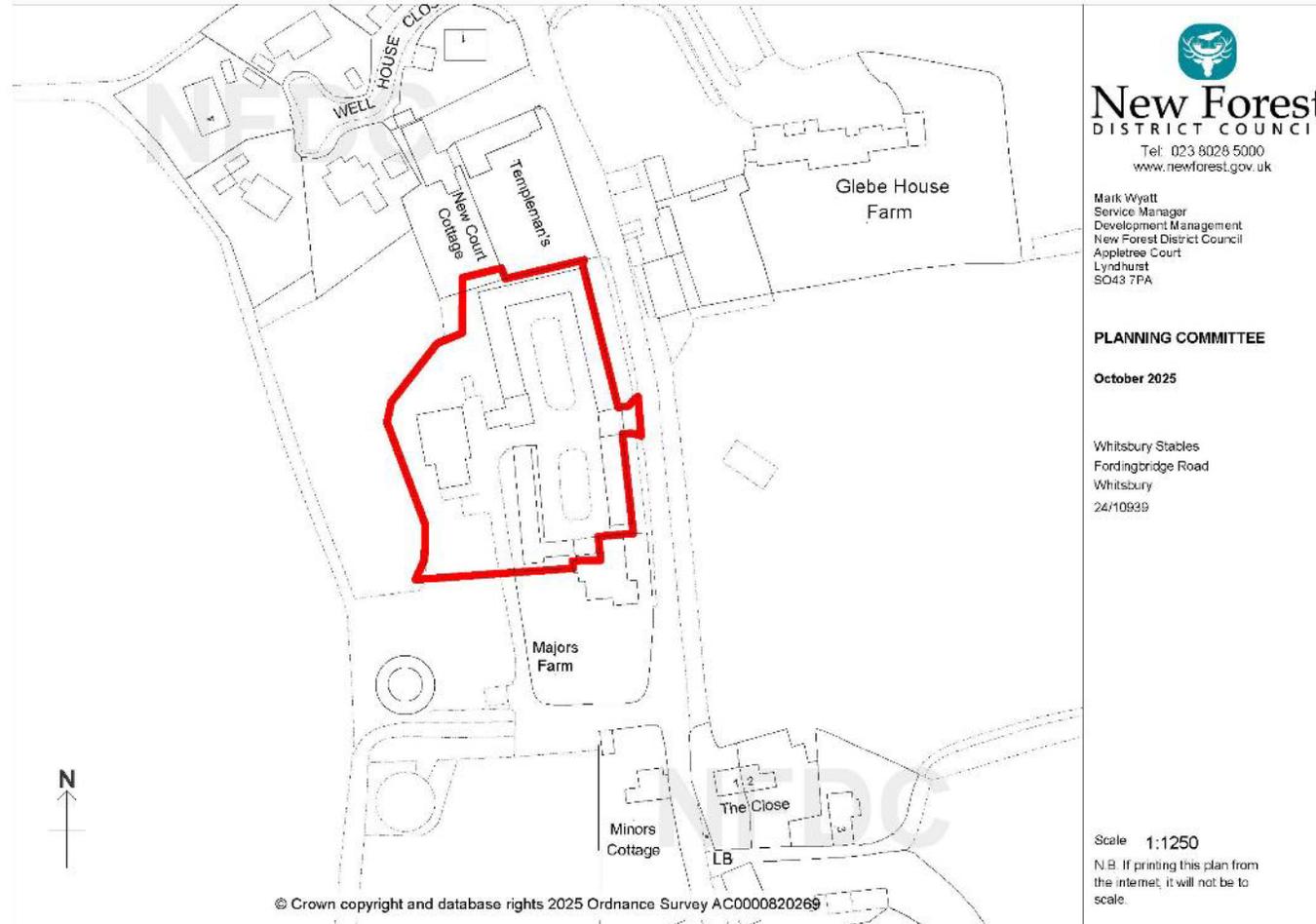
Whitsbury Stables,

Fordingbridge Road

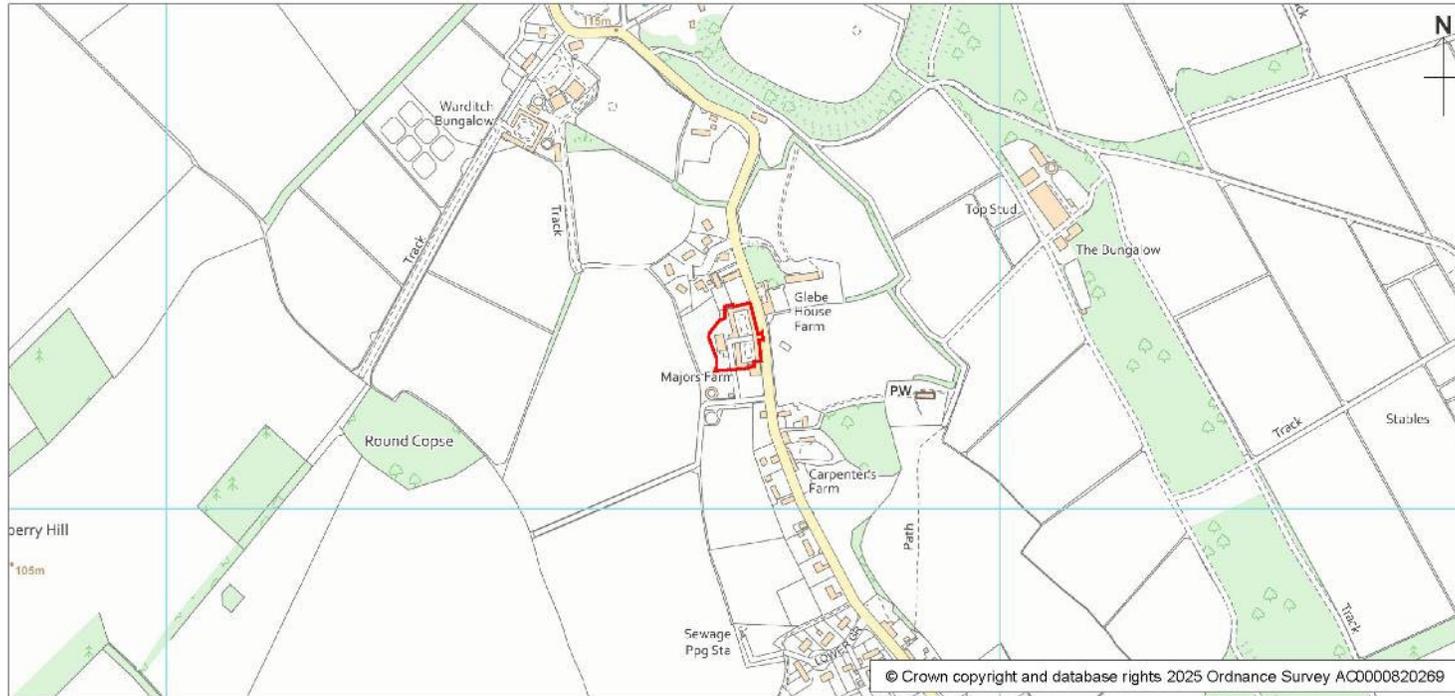
Whitsbury

**Schedule 3d**

# Red Line Plan



# General Location



# Aerial photograph



# Existing site plan



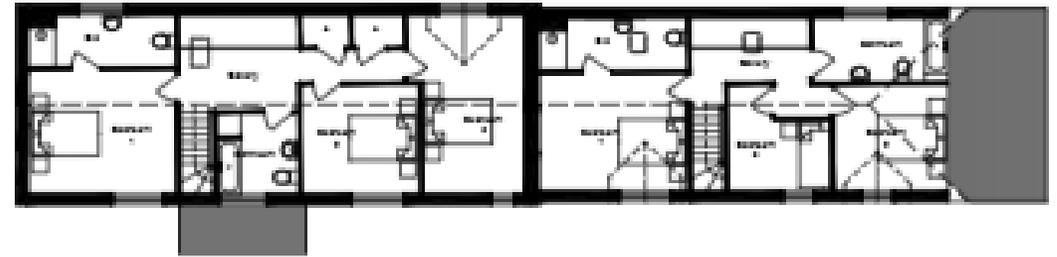
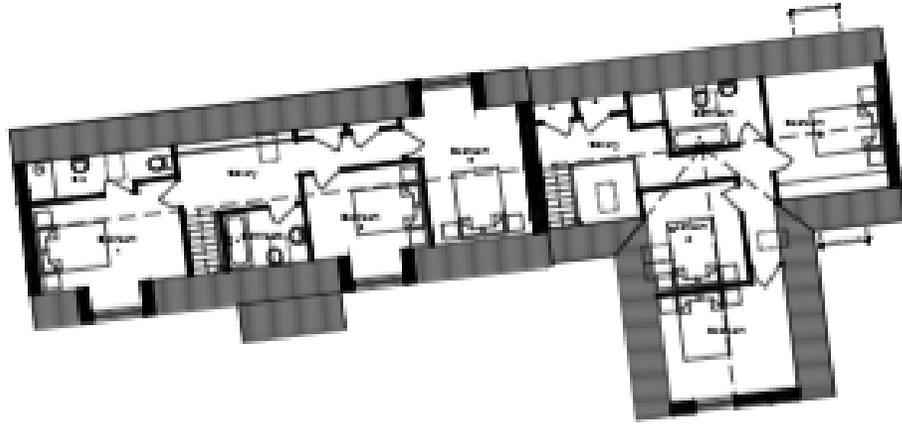
# Proposed site plan



# Proposed ground floor plans



# Proposed first floor



# Proposed rear elevation of new build



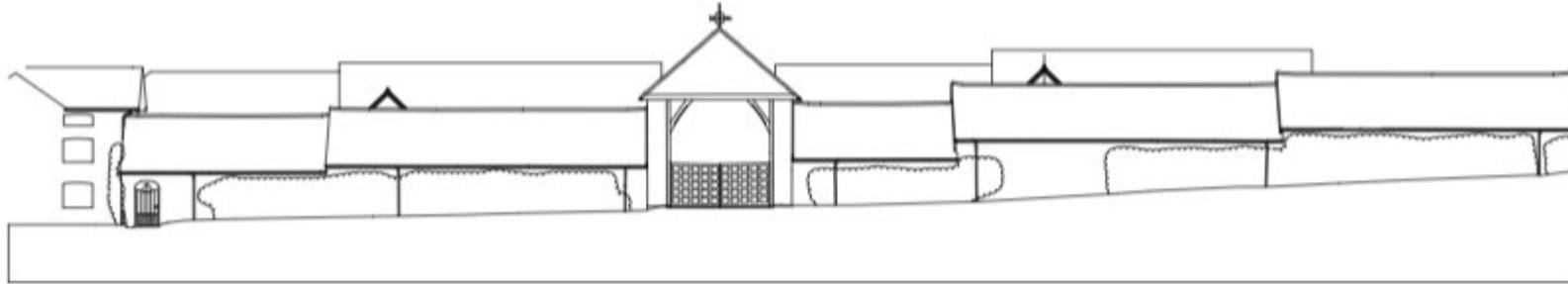
# Proposed courtyard elevation of new build



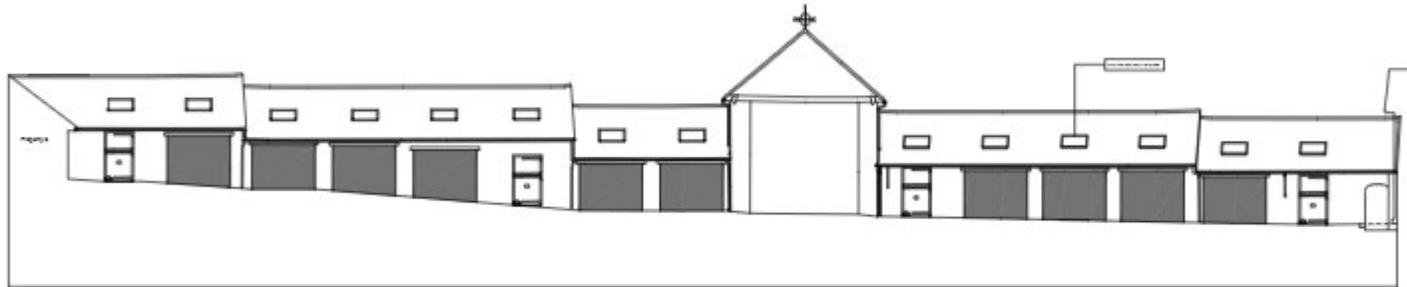
# Proposed north/south elevations of conversion



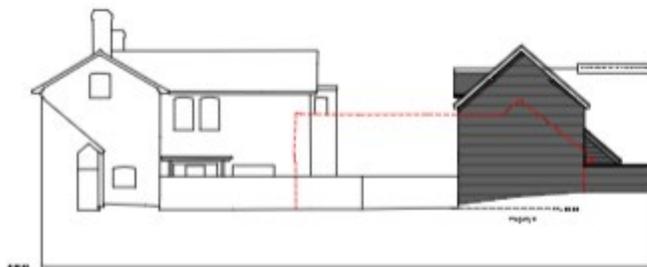
# Proposed elevations of retained stables



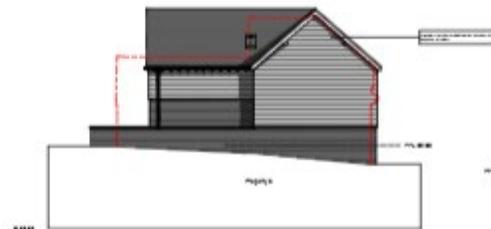
Elevation A - East



Elevation P - West



Elevation H - North



Elevation L - South



Elevation E - South

# Dwelling to be demolished



# Barn to be demolished



# View from the west



# Stables to be retained



# Courtyard view

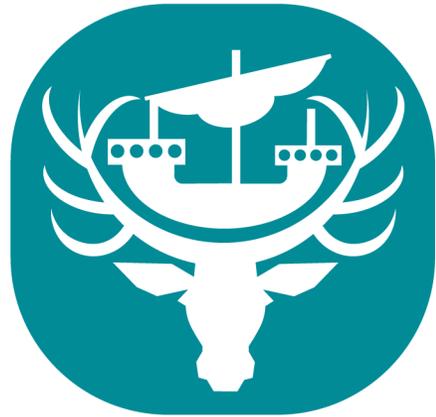




# Recommendation

- The proposal does not accord with policies DM20 or DM21 of the Local Plan Part 2
- The number of domestic roof lights combined with the lack of a justified landscaping scheme would be harmful to the intrinsic qualities of the National Landscape, contrary to policies ENV4 and STR2 of the Local Plan Part 1
- As such, the 'tilted balance' is not relevant even though the Council does not have a 5-year housing land supply
- Refusal is therefore recommended

End of 3d 25/10939 presentation



# New Forest

DISTRICT COUNCIL





# **Planning Committee**

## **App No TPO/0011/25**

LAND REAR OF 37, 39 AND 41 TENNYSON ROAD, TOTTON

**Schedule 3e**

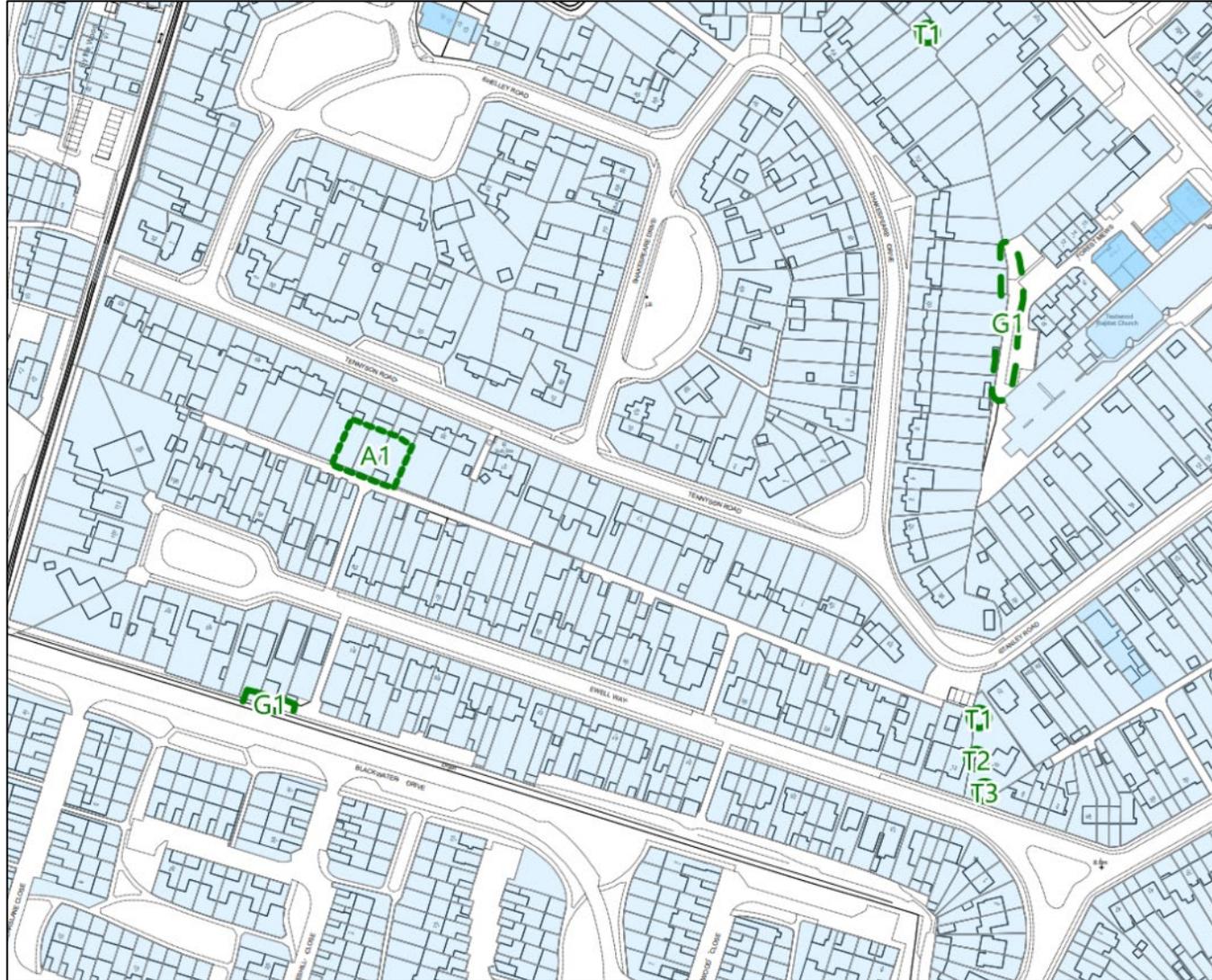
# Red Line Plan



# General Location Plan



# Local context: TPOs



# Aerial photograph



37, 39 and 41  
Tennyson Road, Totton

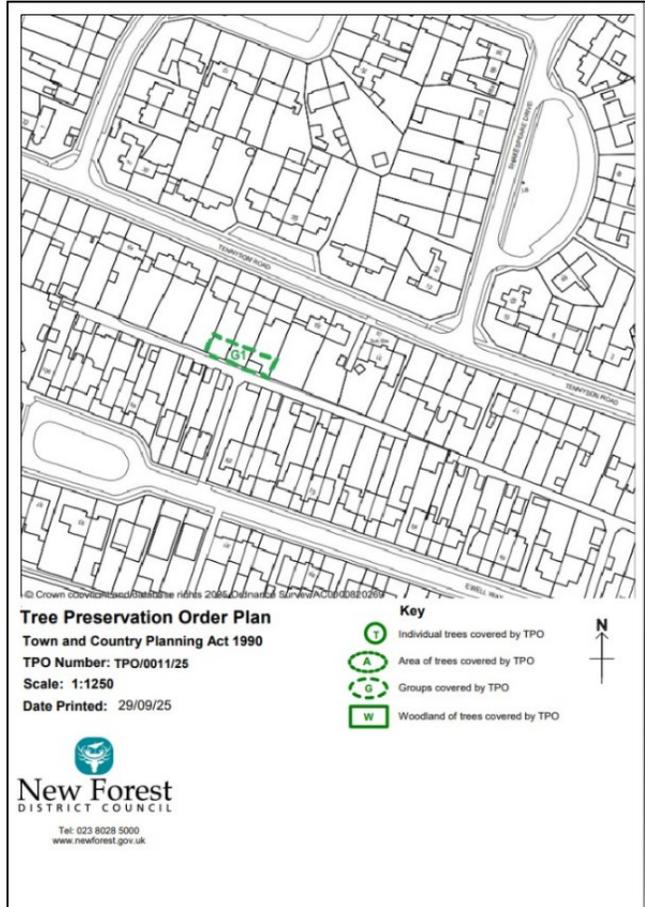
# TPO 0011/25: Plan and first schedule: Area Designation



**SCHEDULE**  
**Trees specified by reference to an area**  
 (within a dotted black line on the Plan attached to this order)

Reference on map	Description	Situation
A1	All trees of whatever species.	Situated on the rear gardens of 37, 39 & 41 Tennyson Road, Totton. As shown on plan.

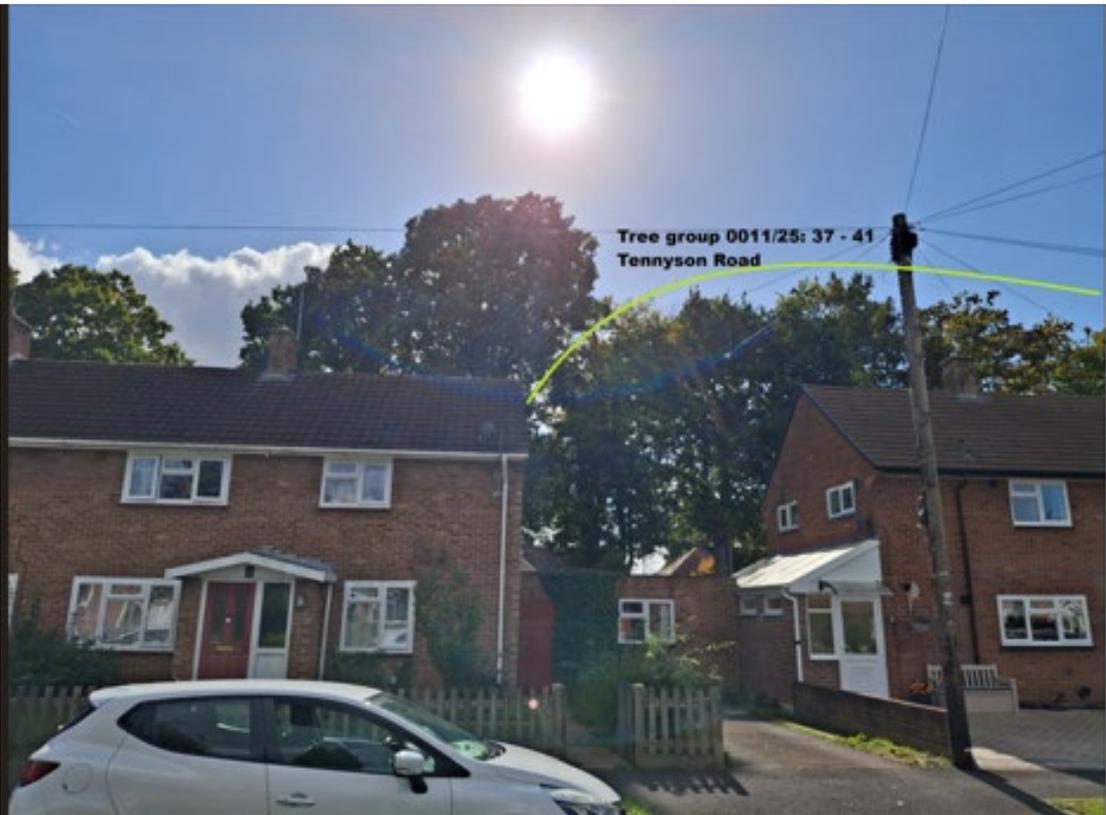
# TPO/0011/25: Plan and first schedule: Modified to a Group Designation: G1 comprising of six Oaks



**SCHEDULE**  
 Trees specified by reference to an area  
 (within a dotted black line on the Plan attached to this order)

Reference on map	Description	Situation
G1	6 Oaks	Situated on the rear gardens of 37, 39 & 41 Tennyson Road, Totton. As shown on plan.

# Public amenity - Streetscene photographs – Viewed from Tennyson Road

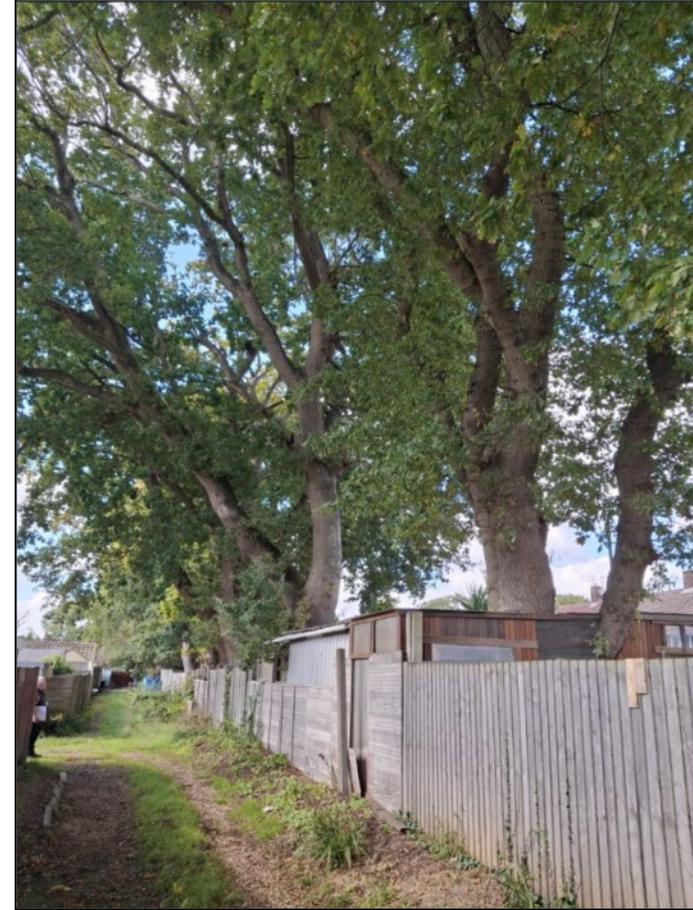
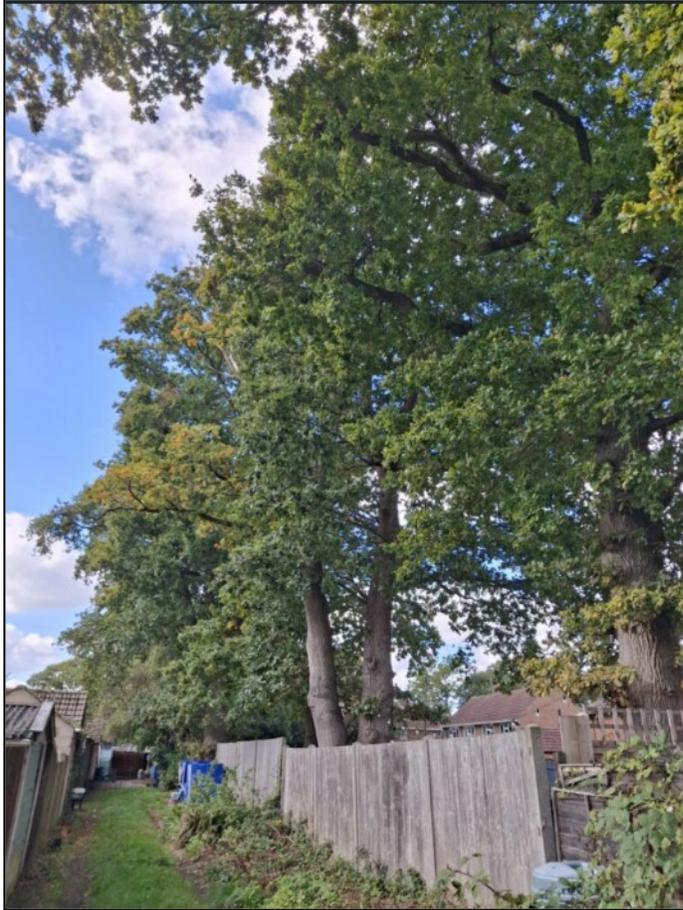


# Public amenity - Streetscene photographs – Viewed from Ewell Way



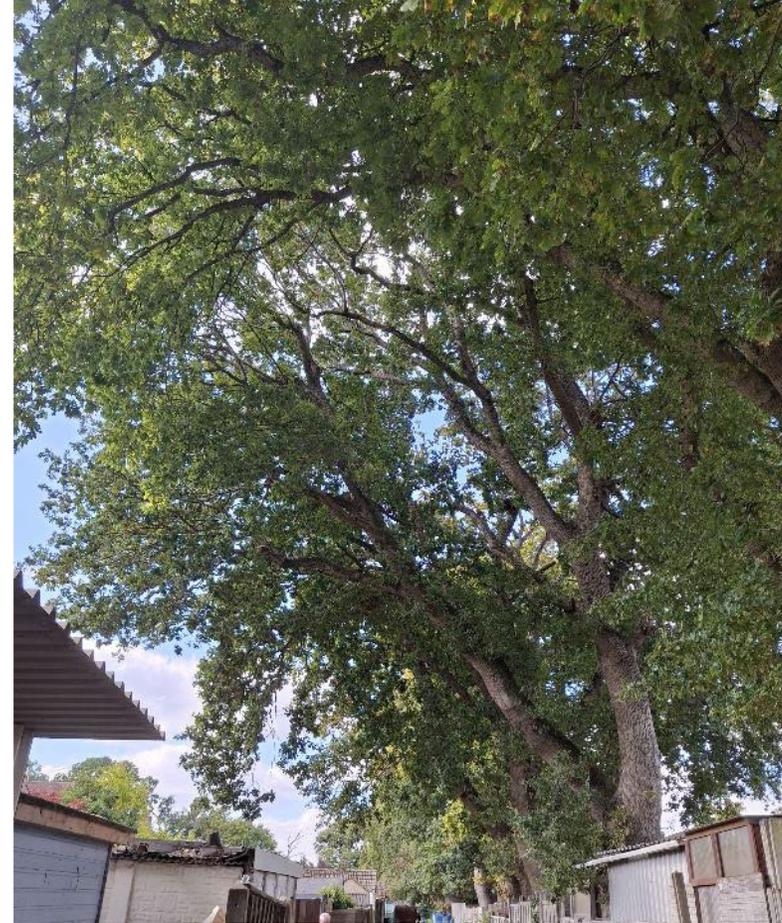


## Public Amenity – Streetscene Photographs



Taken from the rear of  
Tennyson Road in the  
alleyway

# View from the access to the rear

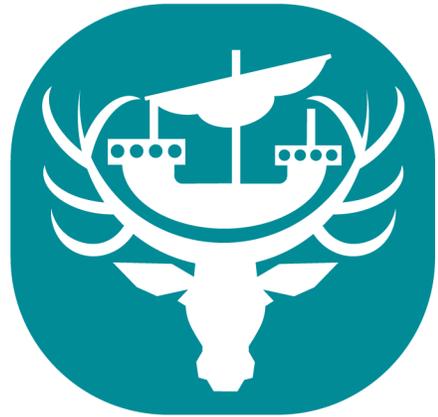




## Conclusion and Recommendation

- The trees provide a positive contribution to the area and meets the criteria in terms of public amenity
- It would be expedient to protect them due to the potential threat of their removal or work that may detrimentally affect their amenity value
- The recommendation is to confirm the order in the interests of public amenity

End of 3e TPO/0011/25 presentation



# New Forest

DISTRICT COUNCIL

