

# Planning Committee

13 August 2025



# Planning Committee 13 August Presentations

**Planning Committee  
App No 24/10842**  
The Malt and Hops Inn,  
43-45 South Street  
Hythe, SO45 8EA  
**Schedule 3a**

3 3a 24/10842

**Planning Committee  
App No 25/10450**  
Avondale Lodge Care Home,  
Hythe Road,  
Marchwood  
**Schedule 3b**

24 3b 25/10450

**Planning Committee  
App No 23/11306**  
The Old Farmhouse  
Salisbury Road  
Burgate, Fordingbridge  
SP6 1LX  
**Schedule 3c**

39 3c 23/11306

**Planning Committee  
App No 24/10054**  
The Old Farmhouse  
Salisbury Road  
Burgate, Fordingbridge  
SP6 1LX  
**Schedule 3d**

74 3d 24/10054

**Planning Committee  
App No 25/10518**  
Site of Former Police Station,  
Southampton Road  
Lymington  
**Schedule 3e**

92 3e 25/10518

**Planning Committee  
App No 25/10479**  
10 NEWLANDS CLOSE  
BLACKFIELD  
FAWLEY  
SO45 1WH  
**Schedule 3f**

106 3f 25/10479

**Planning Committee  
App No 25/10570**  
10 Deerhurst Close  
Totton  
SO40 8WQ  
**Schedule 3g**

124 3g 25/10570



# Planning Committee

## App No 24/10842

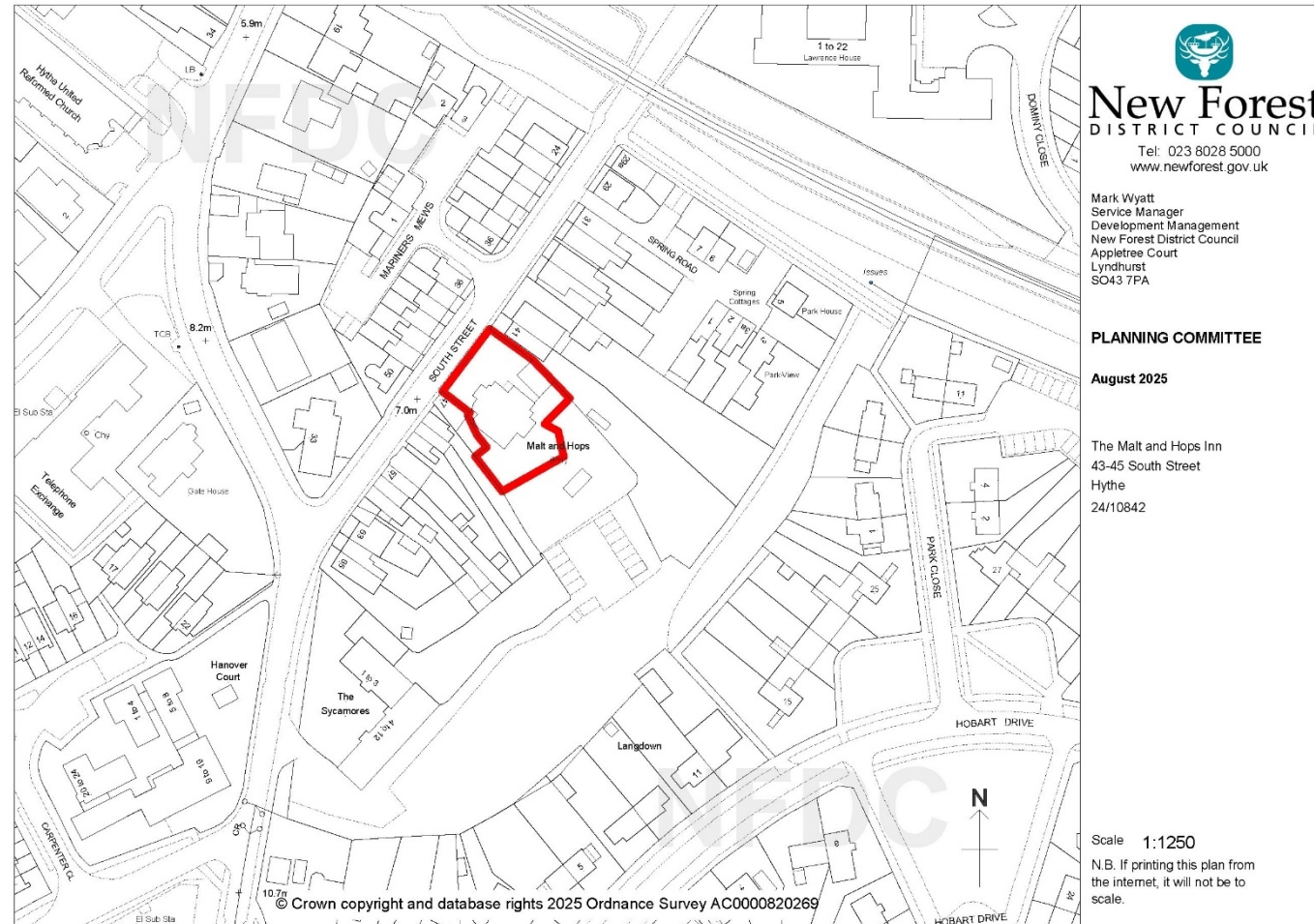
The Malt and Hops Inn,

43-45 South Street

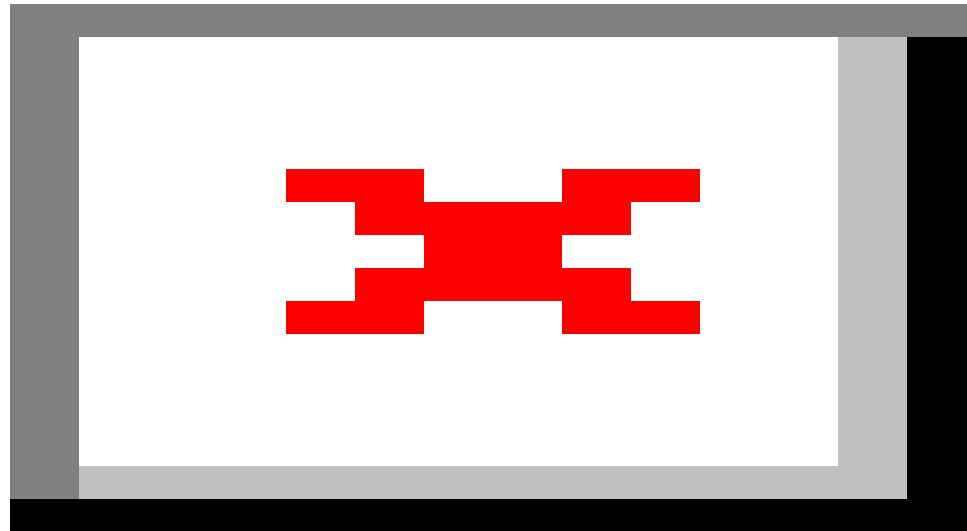
Hythe, SO45 6EA

**Schedule 3a**

# Red Line Plan



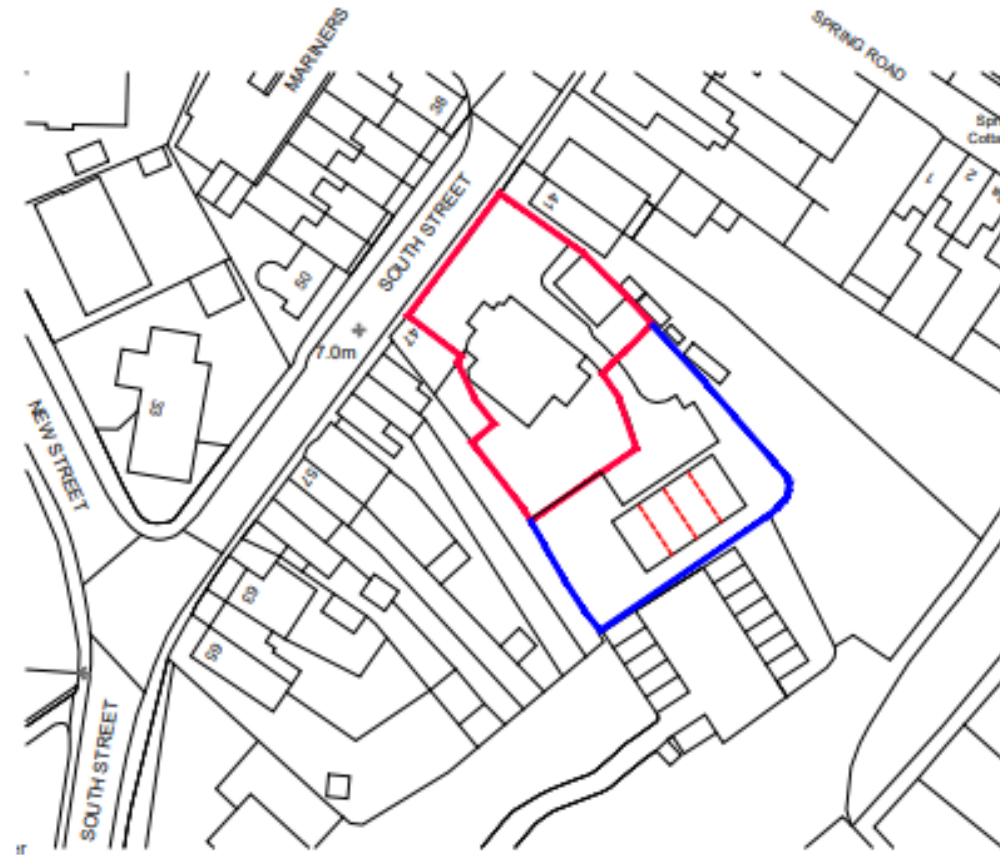
# General Location



# Aerial photograph

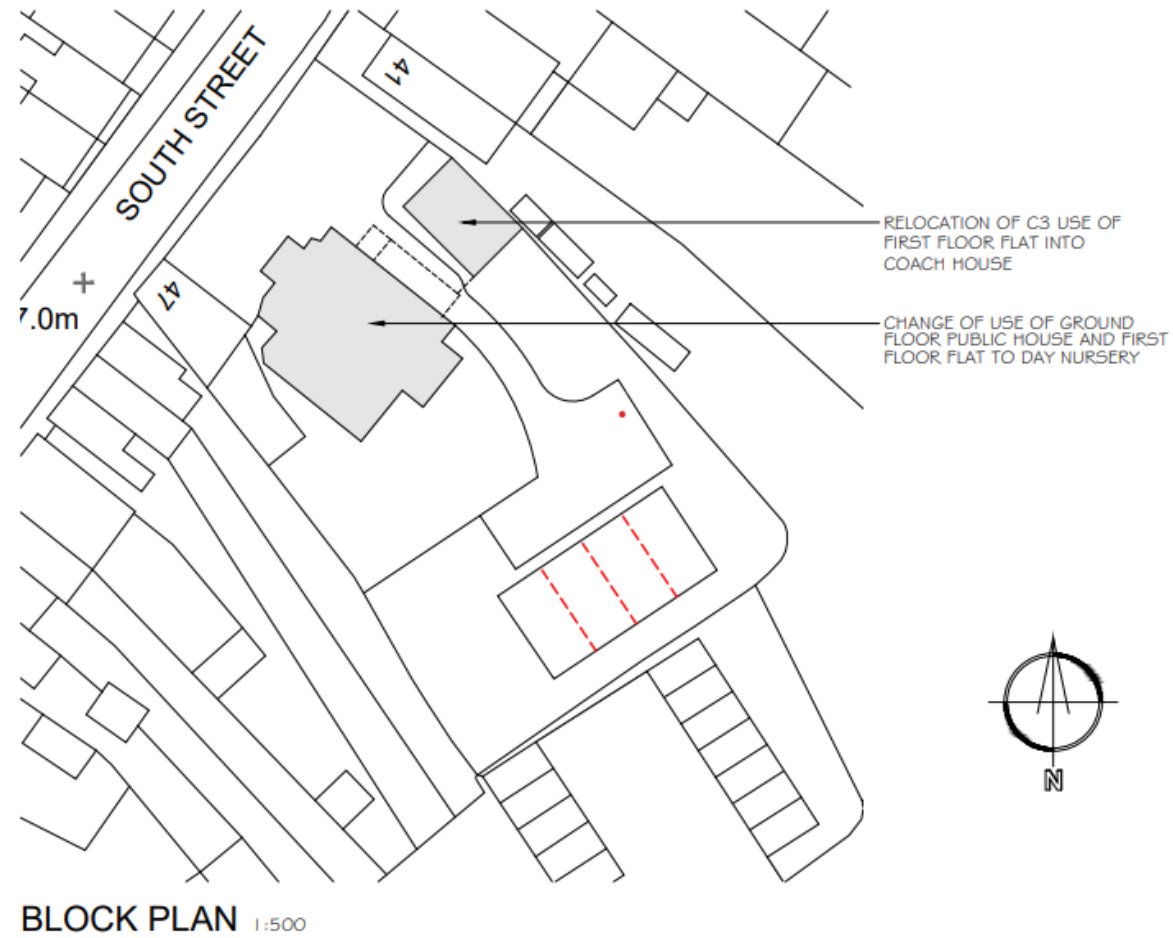


# Location Plan

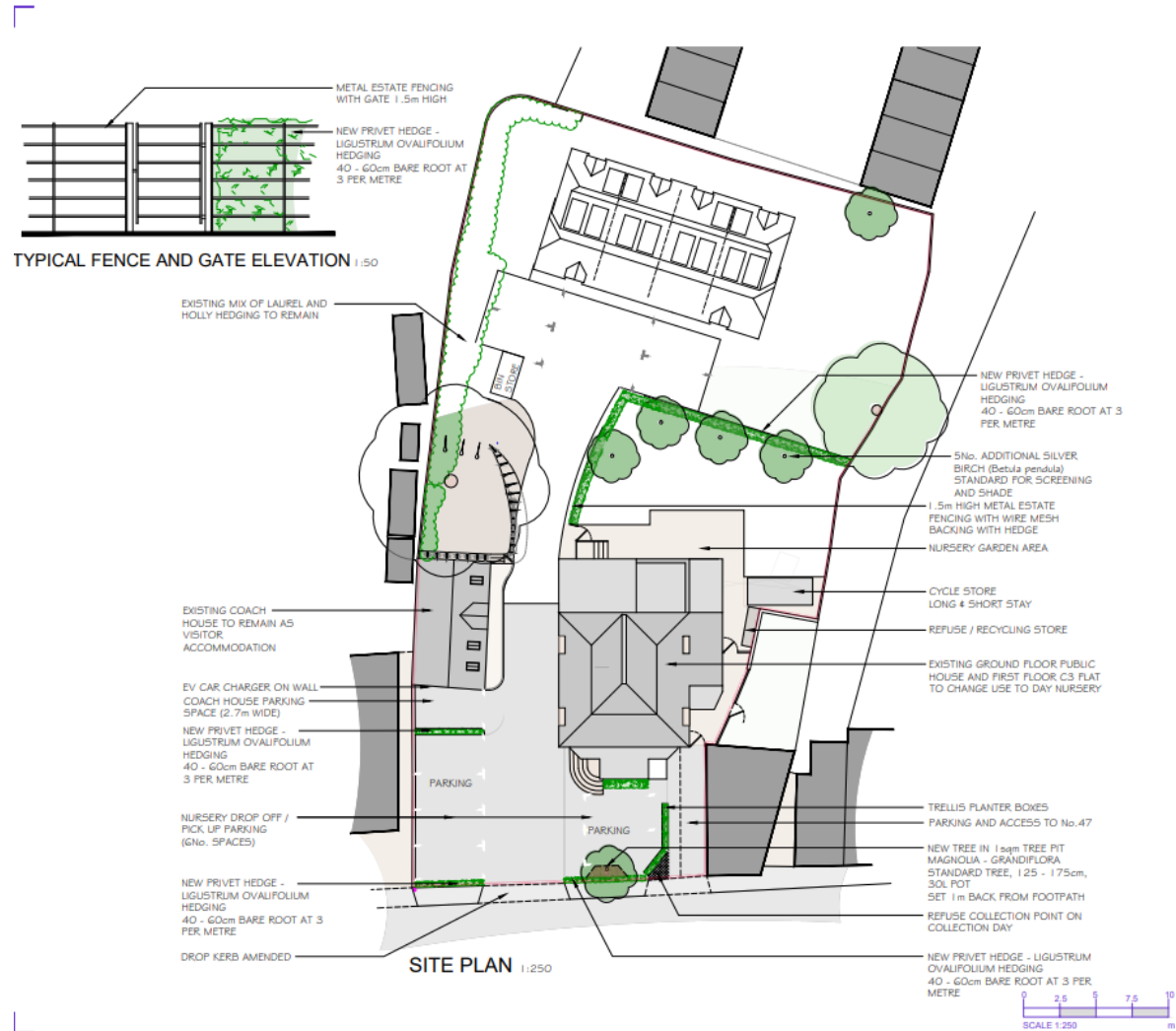


**LOCATION PLAN** 1:1250  
ORNANCE SURVEY LICENCE NUMBER 100053143

# Block Plan



# Proposed Site Plan



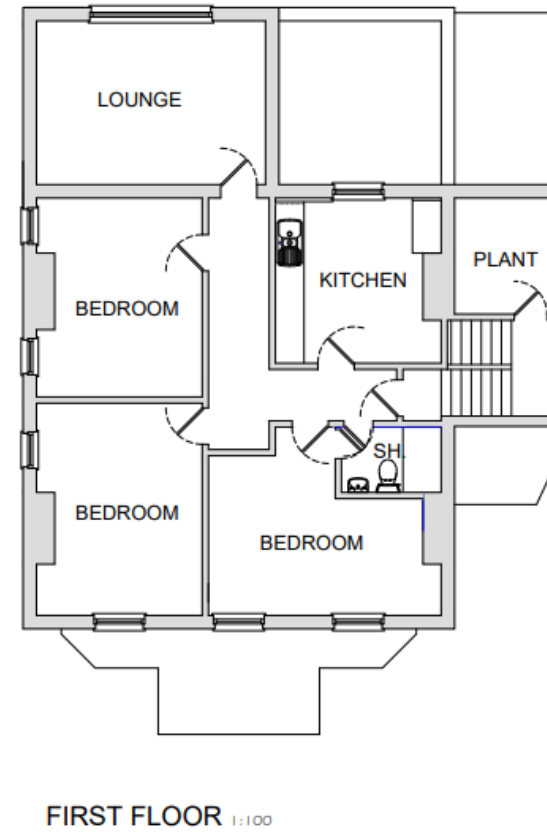
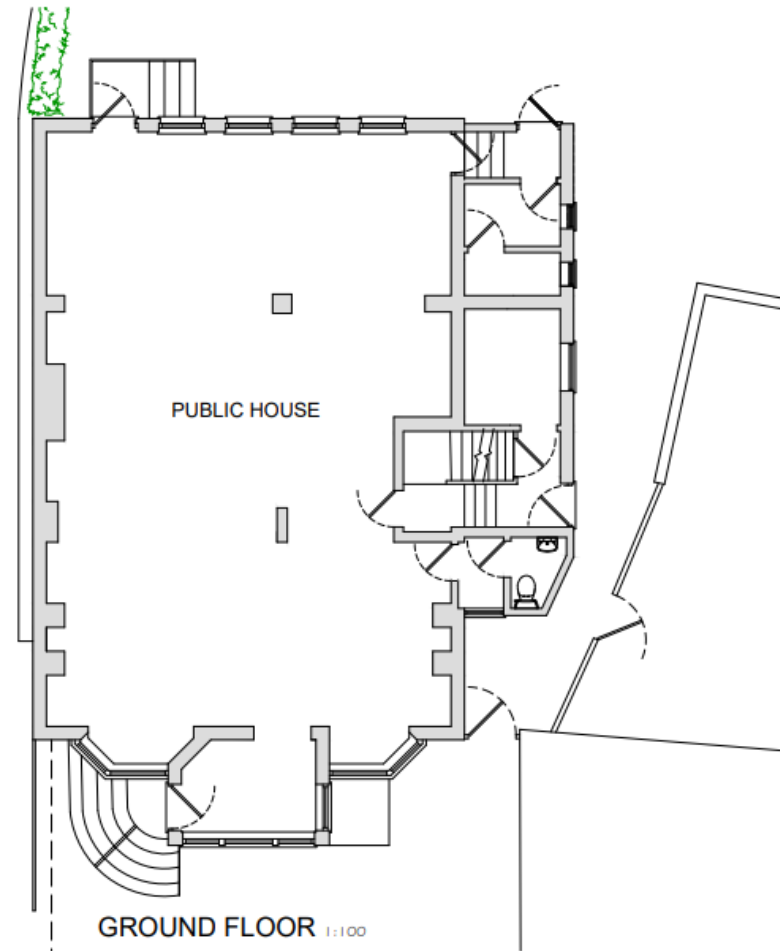
# Proposed Garden Layout



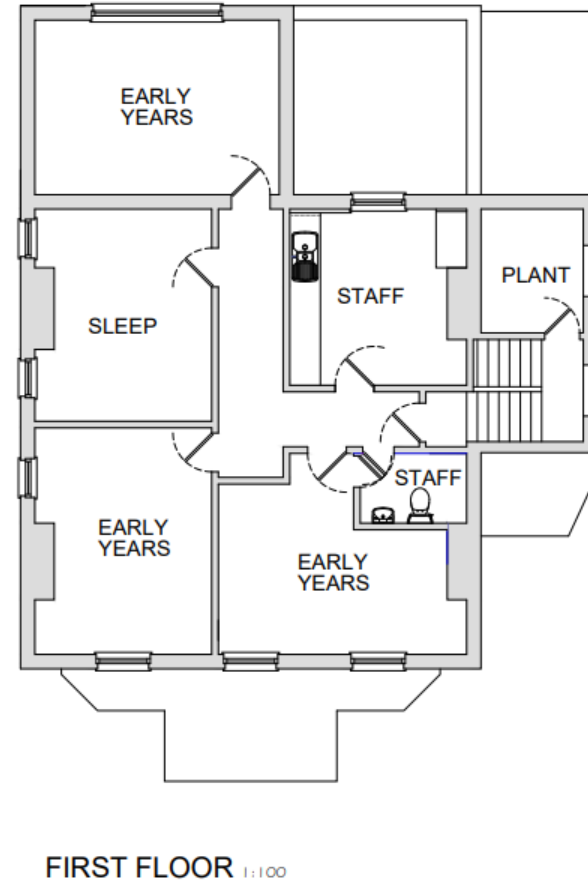
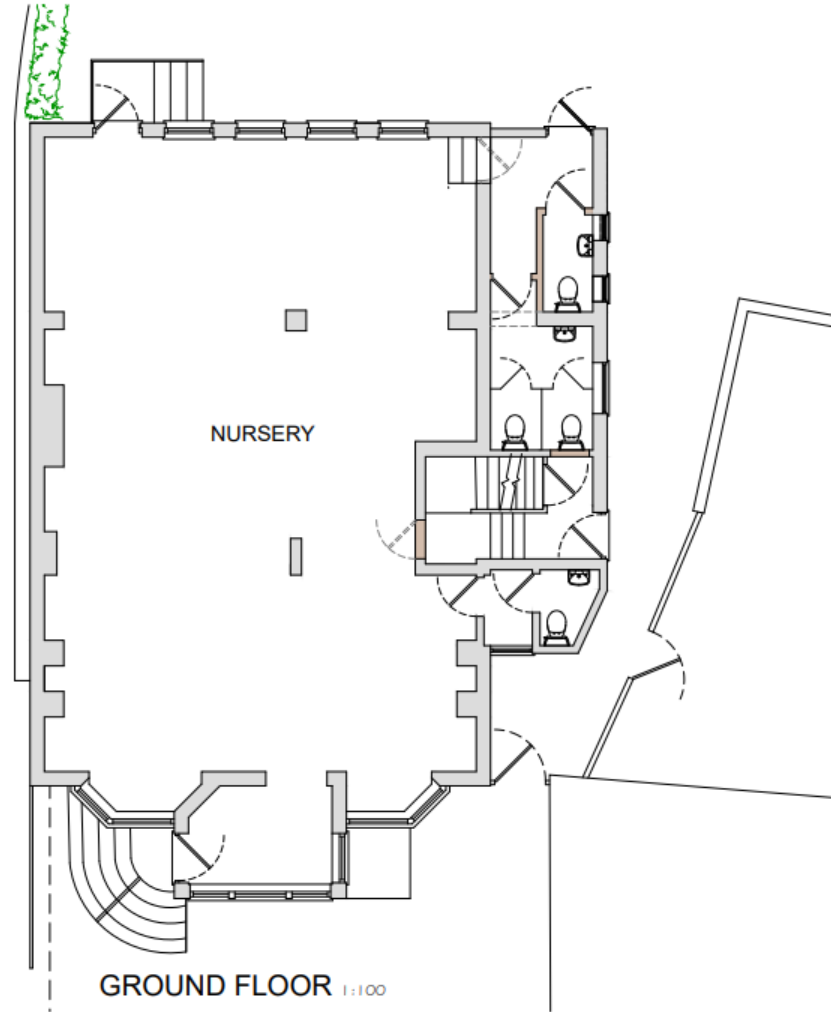
SITE PLAN 1:100



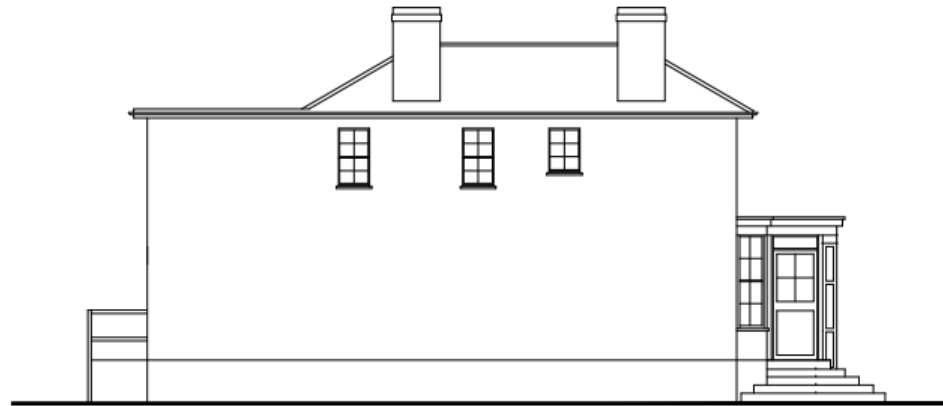
# Existing Floor Plans



# Proposed Floorplans



# Existing & Proposed Elevations



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

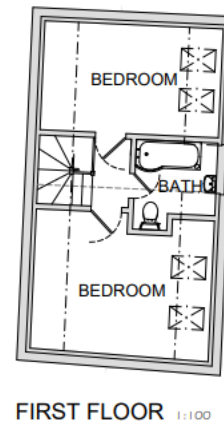
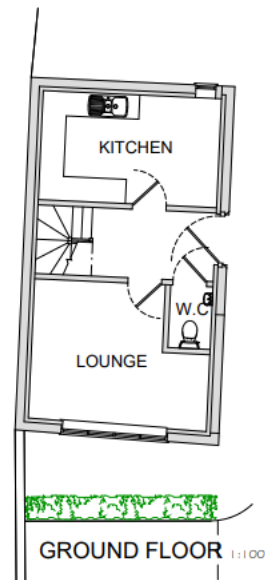
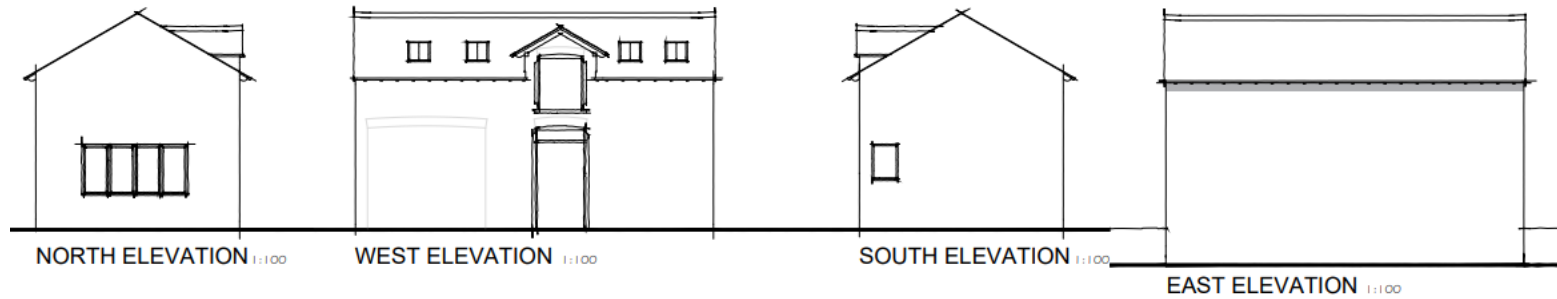
SOUTH ELEVATION 1:100

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



EXISTING  
PUBLIC HOUSE & FLAT  
THE MALT & HOPS  
SOUTH STREET  
HYTHE

# Coach House – existing



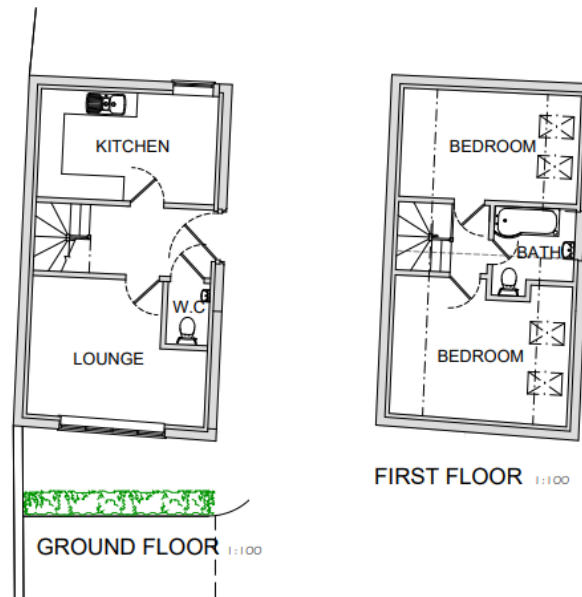
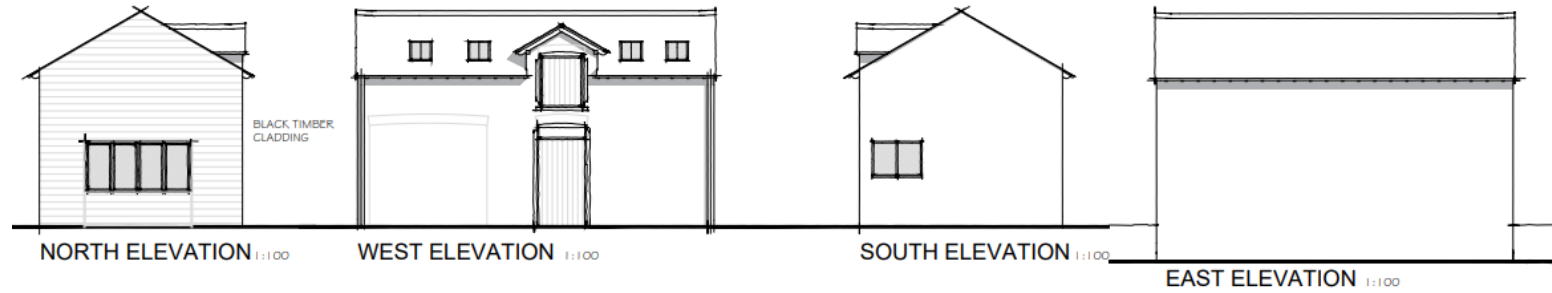
REV. DATE DESCRIPTION  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK



EXISTING  
COACH HOUSE  
THE MALT & HOPS  
SOUTH STREET  
HYTHE  
HAMPSHIRE

DATE: AUG 24 SCALE: AS SHOWN

# Coach house - proposed



REV. DATE DESCRIPTION  
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK



PROPOSED  
 COACH HOUSE  
 THE MALT & HOPS  
 SOUTH STREET  
 HYTHE  
 HAMPSHIRE



DATE: AUG 24 SCALE: 1:100  
 DRAWING NO: 411.505

# Site Photographs – frontage



# Site Photographs – frontage & streetscene



# Site Photographs – rear of building / site



# Site Photographs – visitor accommodation building



# Site Photographs – internal outlooks



# Site Photographs – side and rear aspects



# Recommendation



In conclusion:

- The development is considered to comply with Local Plan Policy
- The loss of the Public House use is considered to be justified
- The proposed day nursery would be a beneficial new community use
- The development could be provided without causing unacceptable harm to highway safety
- The development's impact on the character and appearance of the Hythe Conservation Area is considered acceptable
- The proposed use would have an acceptable impact on residential amenities (subject to conditions)

As such, the recommendation is to grant permission subject to conditions.

End of 3a 24/10842 presentation



**New Forest**  
DISTRICT COUNCIL





# Planning Committee

## App No 25/10450

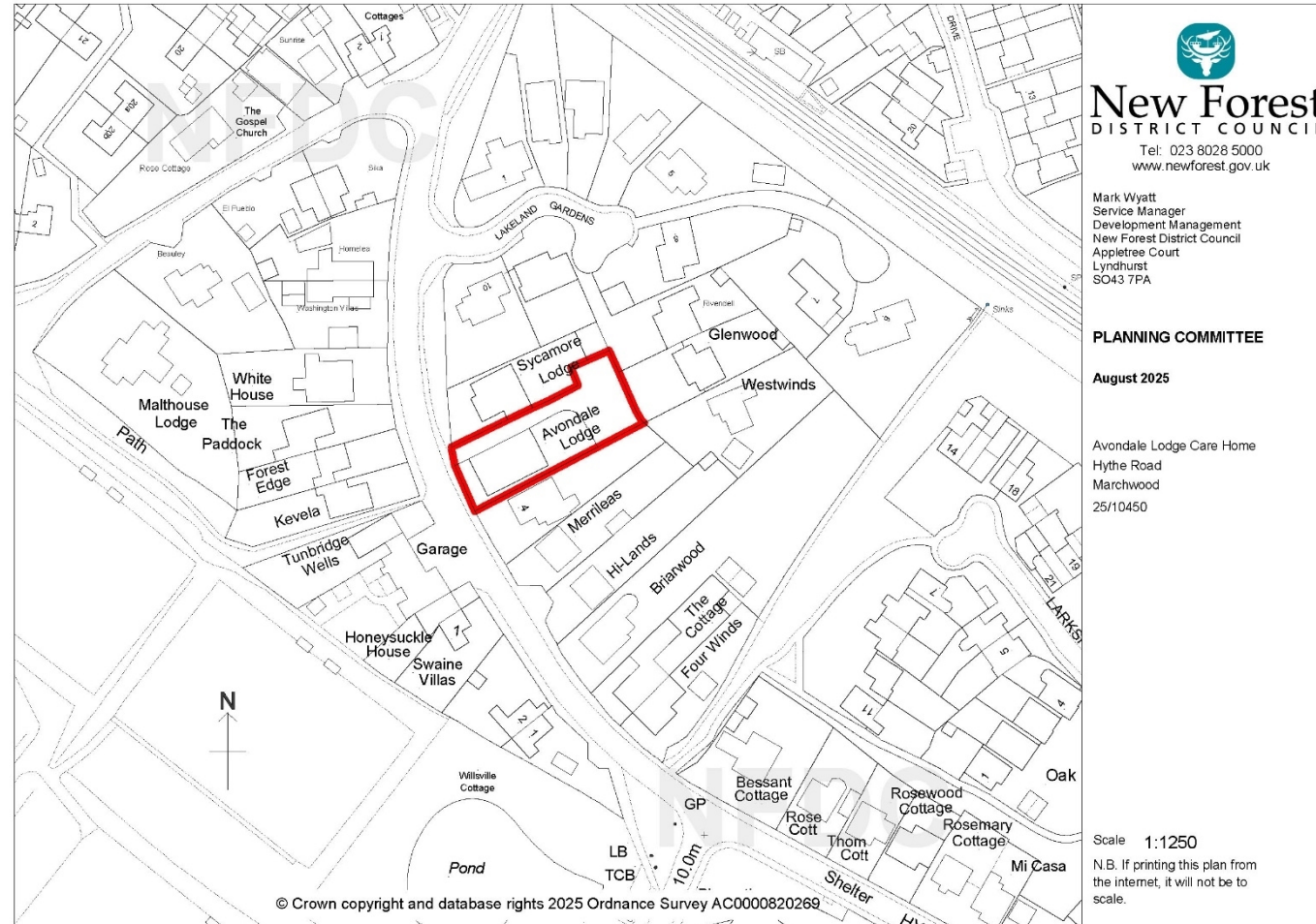
Avondale Lodge Care Home,

Hythe Road,

Marchwood

**Schedule 3b**

# Red Line Plan



# General Location



# Aerial photograph



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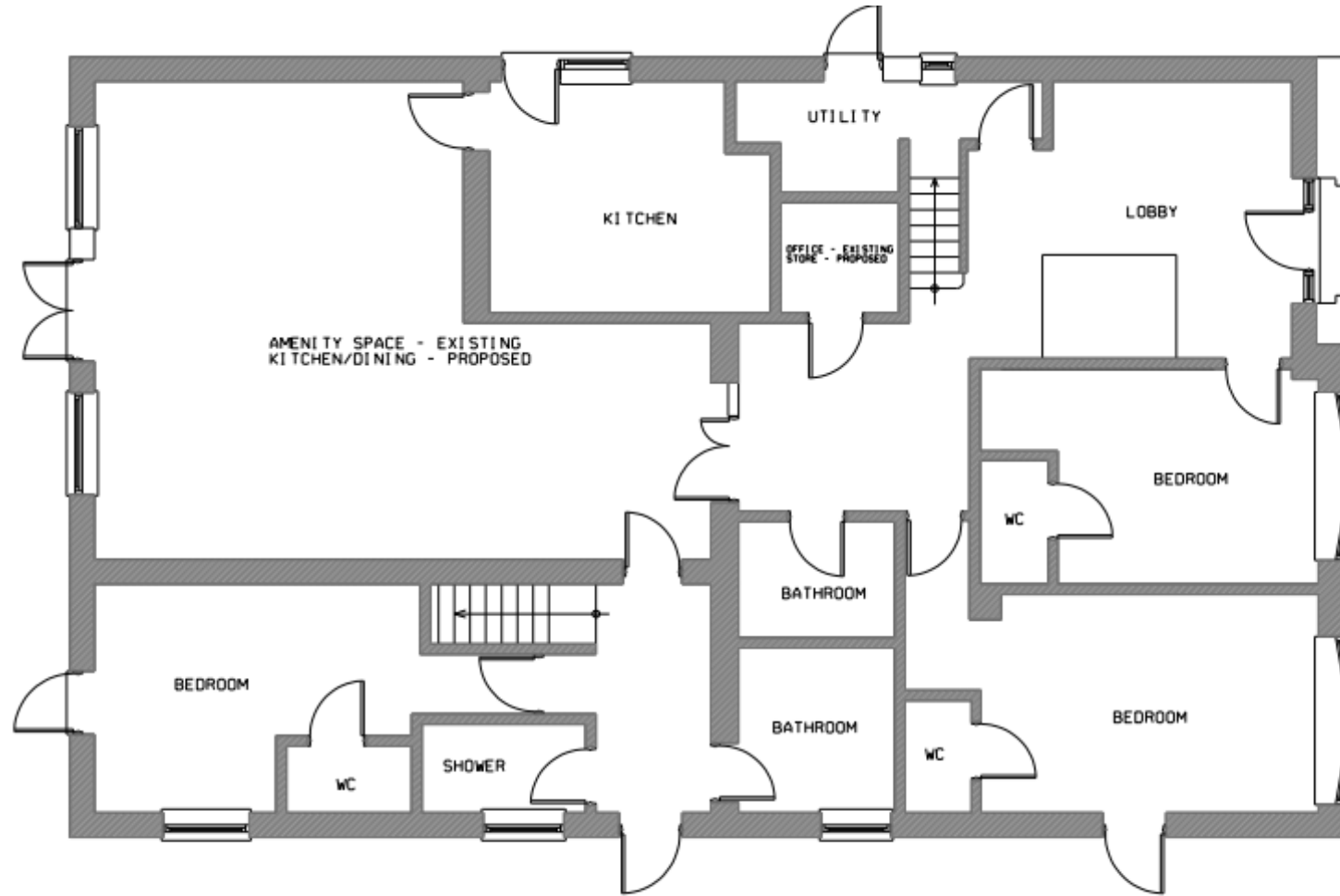
# Block Plan



Avondale Block plan - perimeter

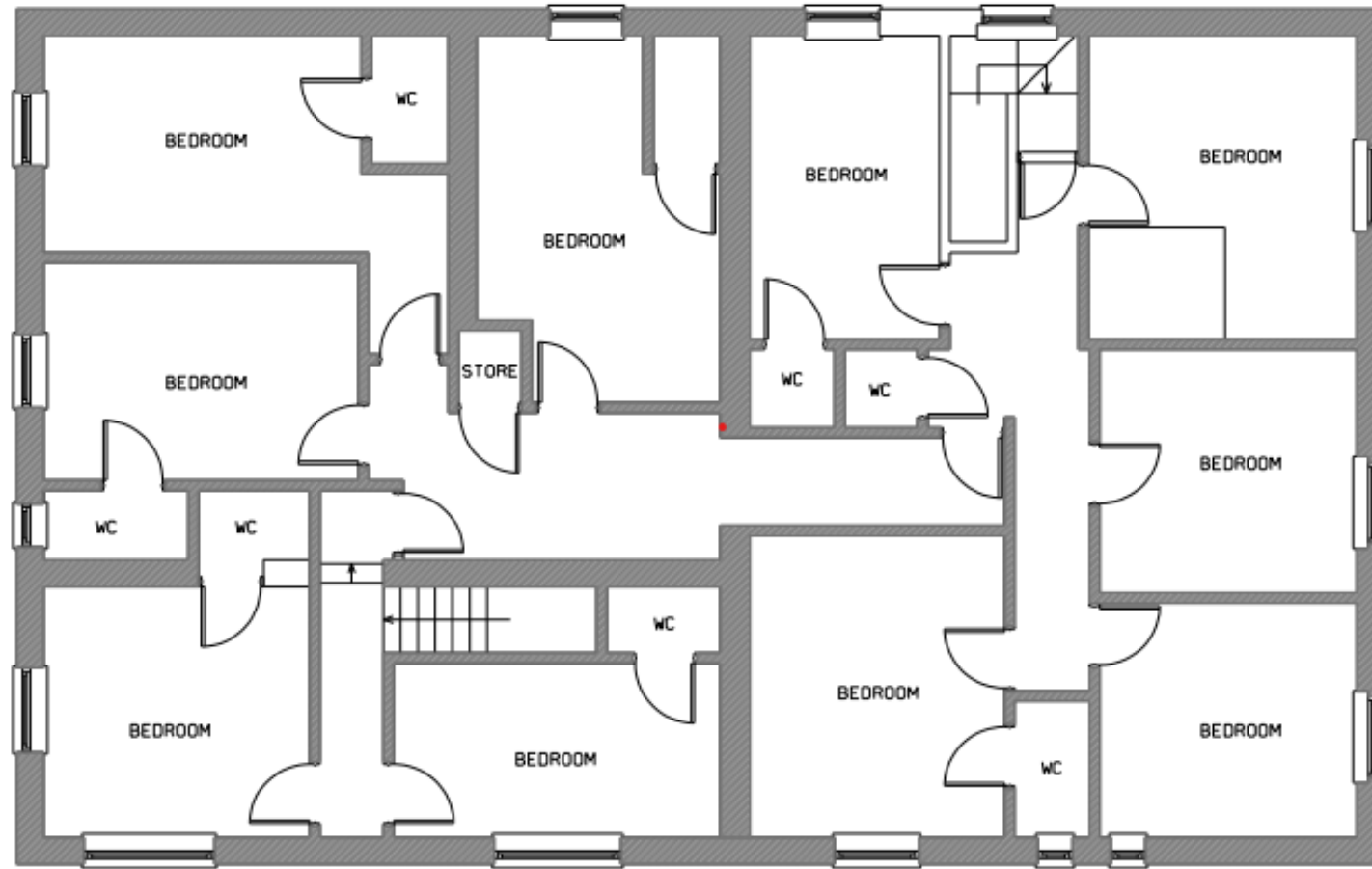


# Ground Floor Plan



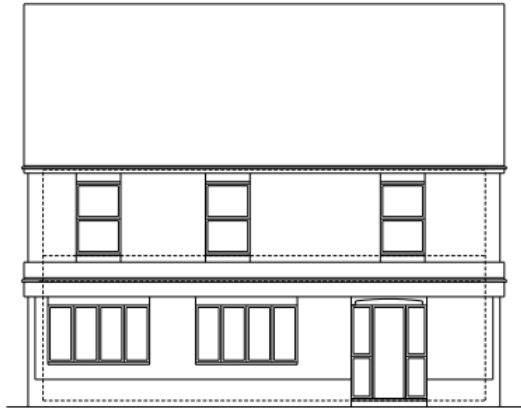
GROUND FLOOR

# First Floor Plan



FIRST FLOOR

# Elevations



SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

# Site photographs (street scene)



# Site photographs (NW)



# Site photographs (SE)



# Site photographs (access and parking area)



# Site photographs (garden to rear)





## Recommendation

- The potential increase in recreational activity and air quality impacts associated with a dwelling would exacerbate impacts on sensitive habitats within the Solent/New Forest area which have not been mitigated by the securing of an appropriate legal agreement
- On this basis, the application is recommended for refusal

End of 3b 24/10450 presentation



**New Forest**  
DISTRICT COUNCIL





# Planning Committee

## App No 23/11306

The Old Farmhouse

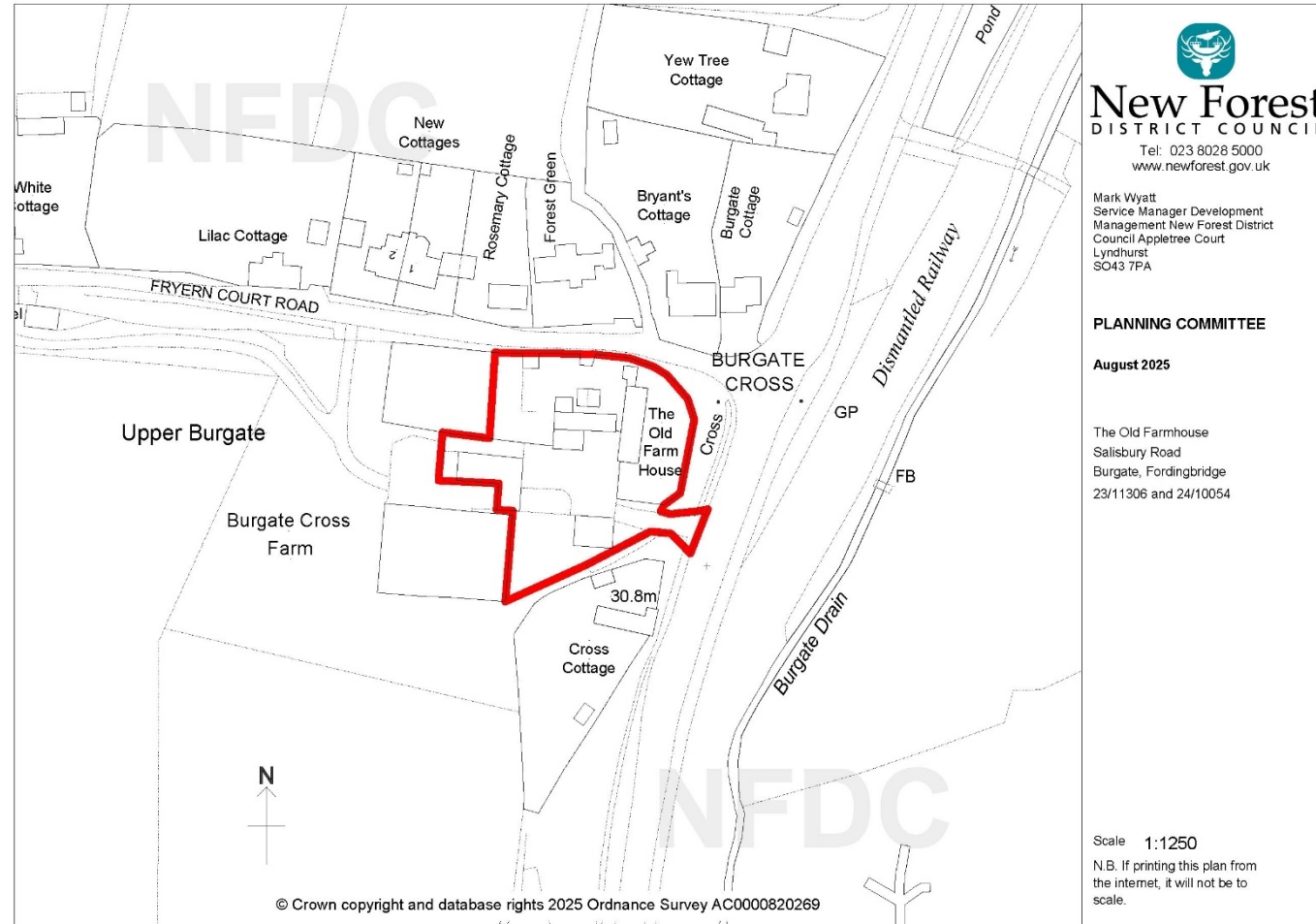
Salisbury Road

Burgate, Fordingbridge

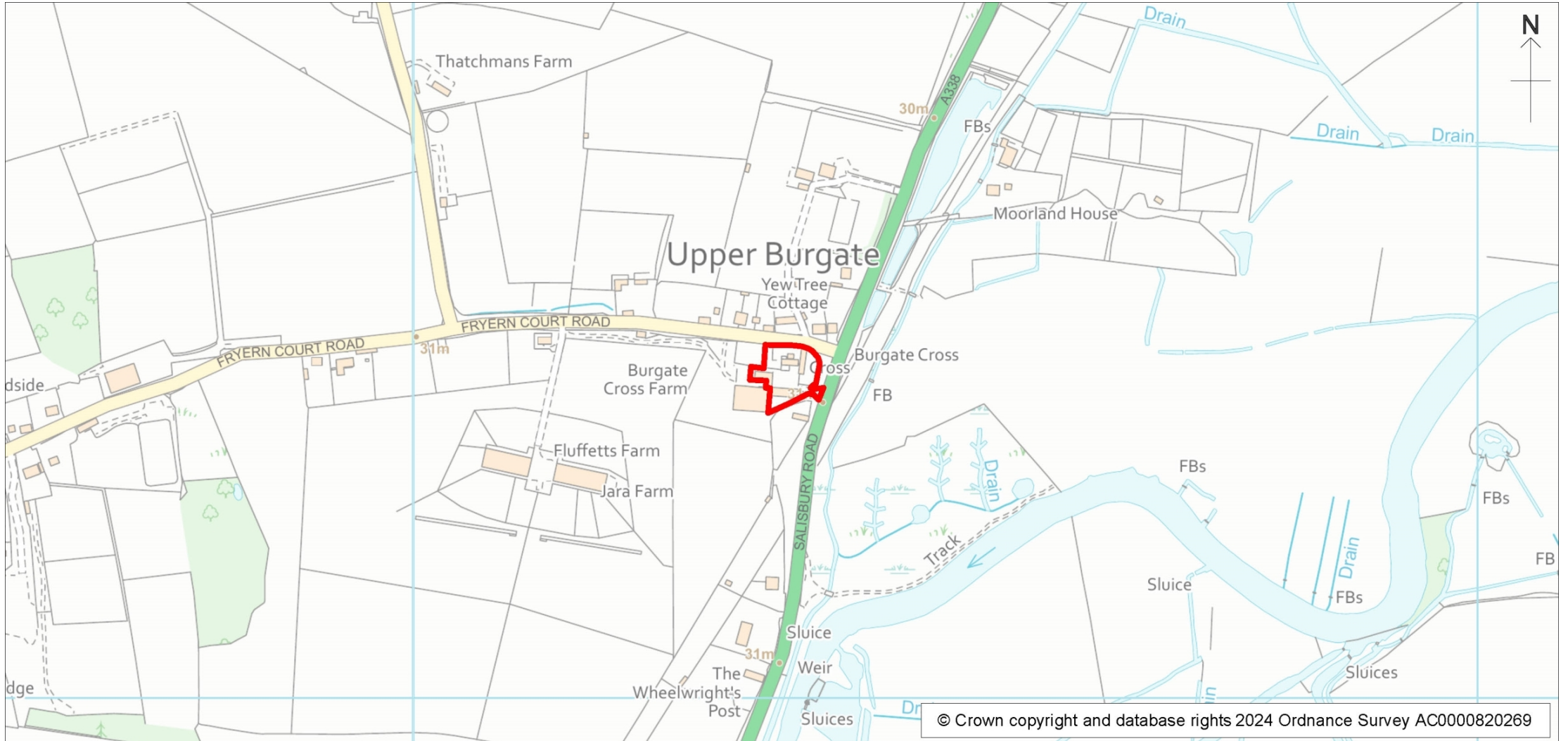
SP6 1LX

**Schedule 3c**

# Red Line Plan



# Local context

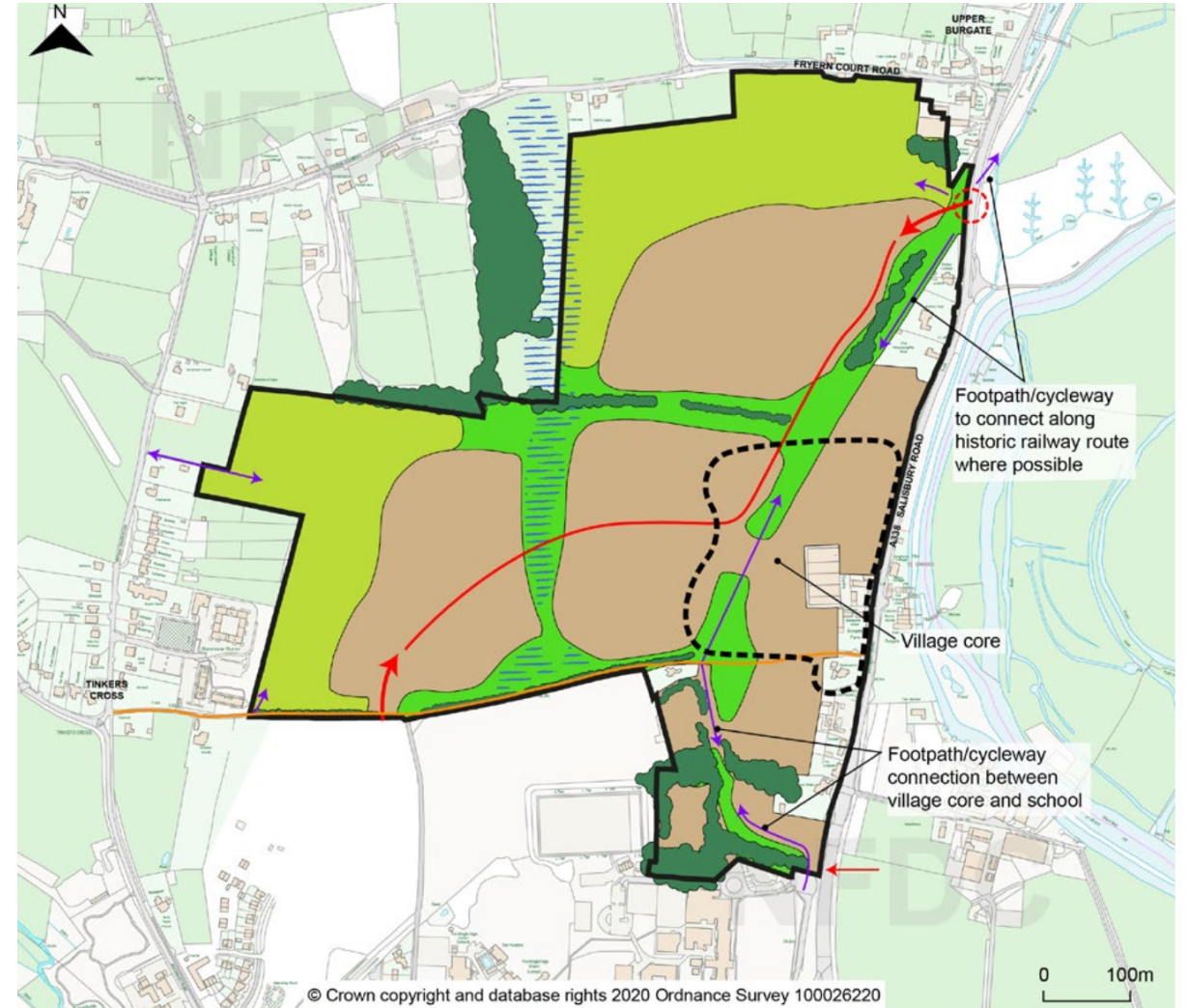
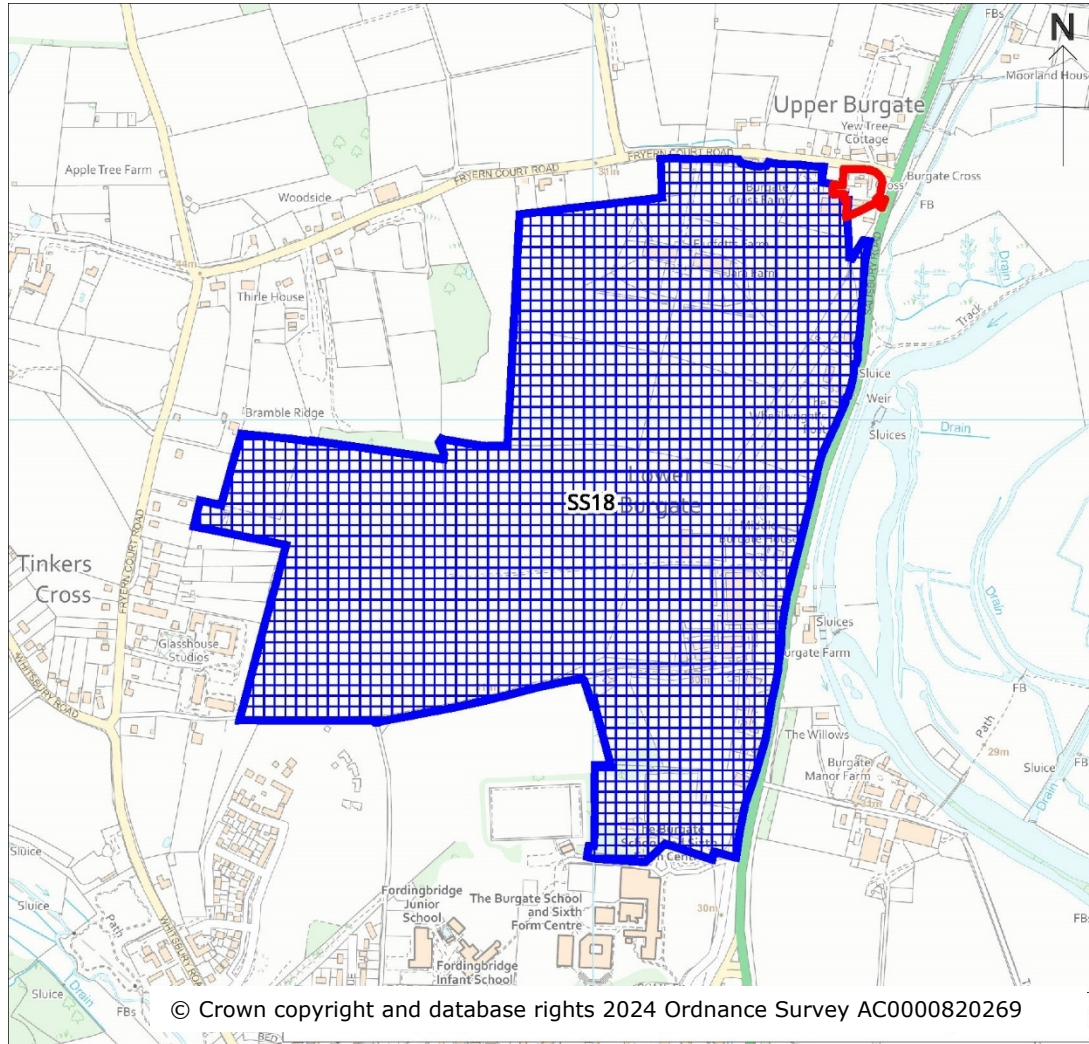


# Aerial photograph



© Getmapping Plc and Bluesky International Limited 2024

# Adjacent SS18



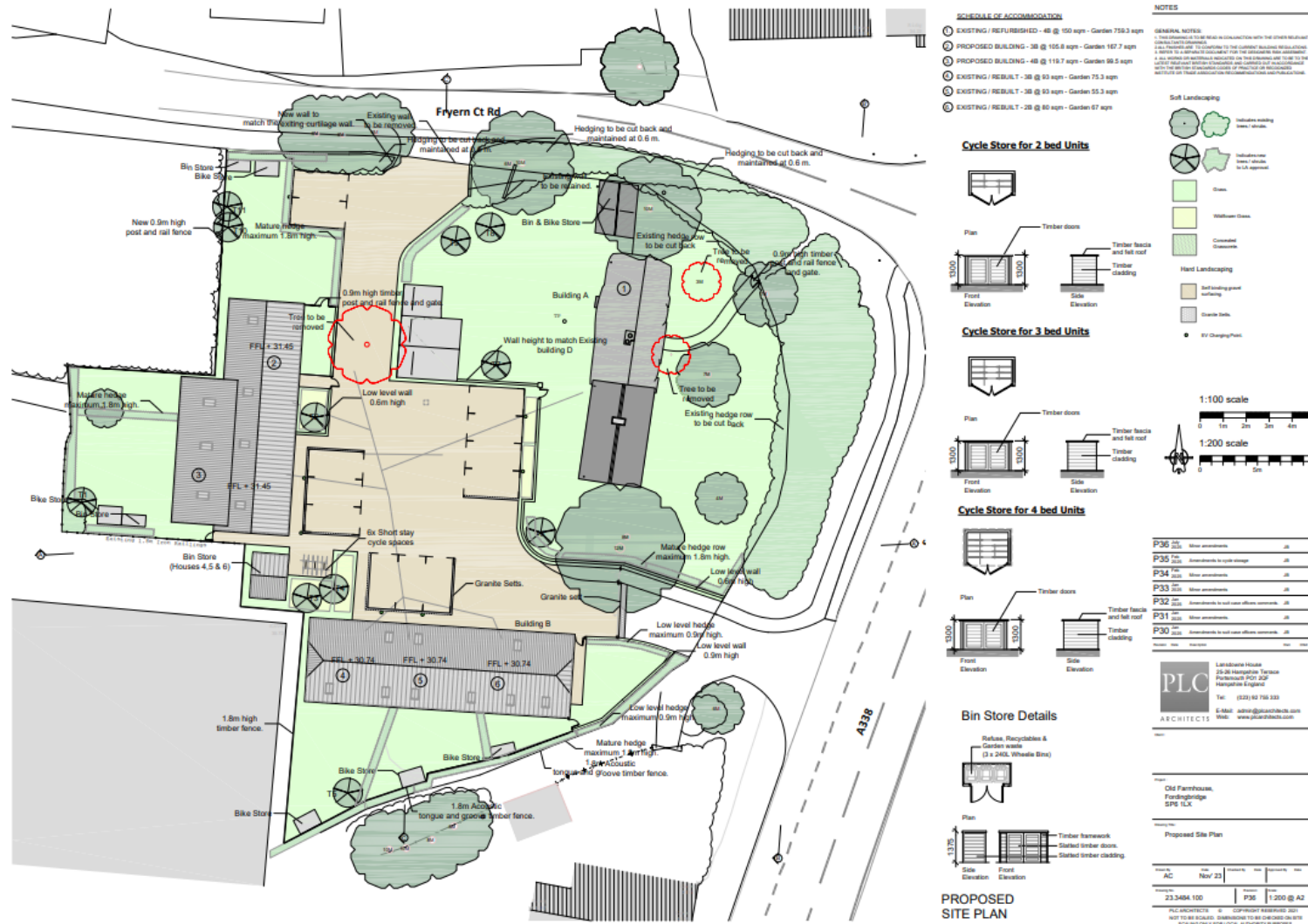
# Existing site plan



# Courtyard



# Proposed Site Plan



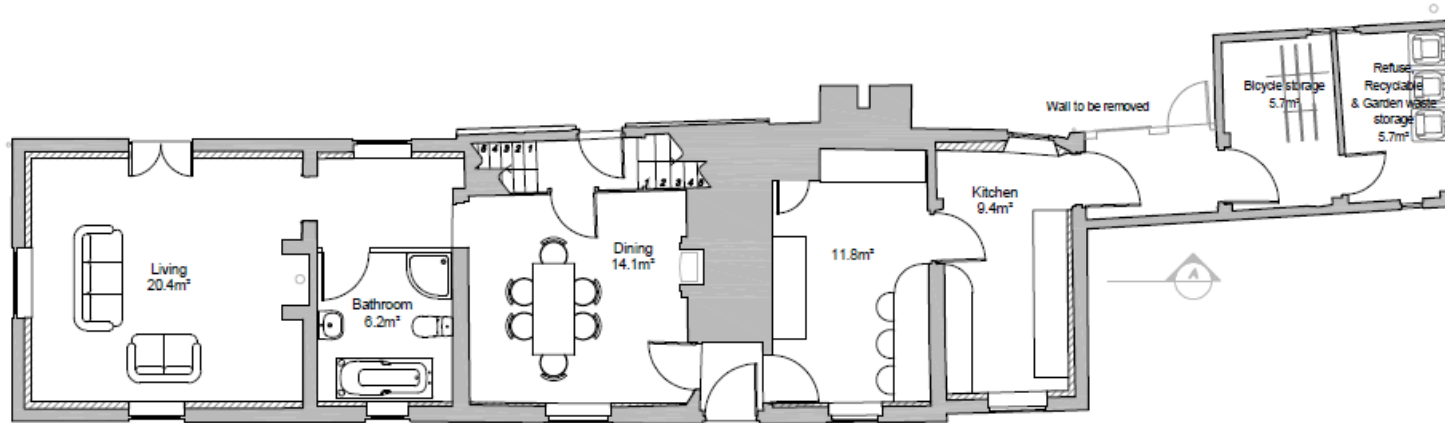
# Farmhouse front elevation



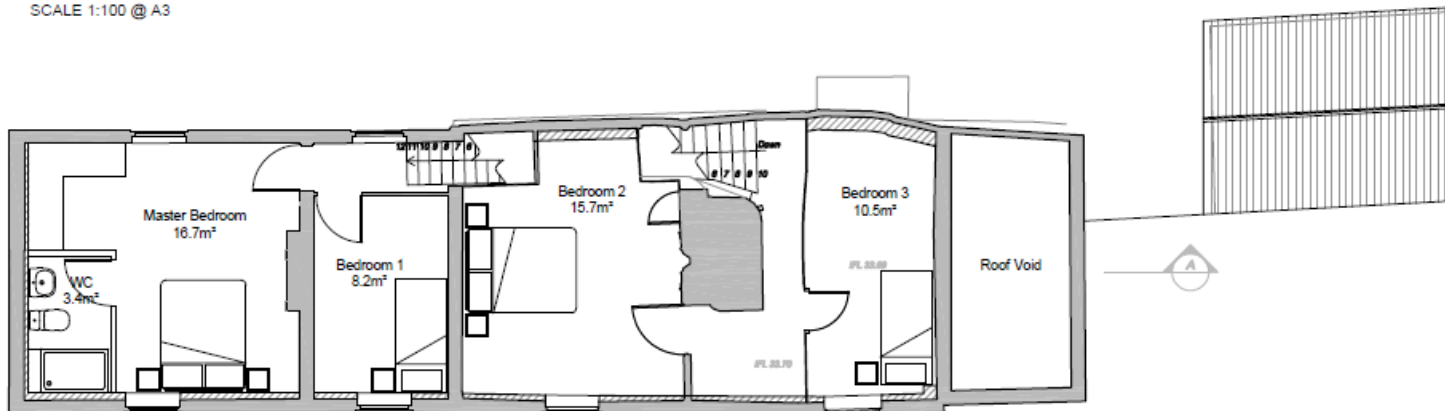
# Farmhouse west and south elevations



# Proposed floor plans - Farmhouse

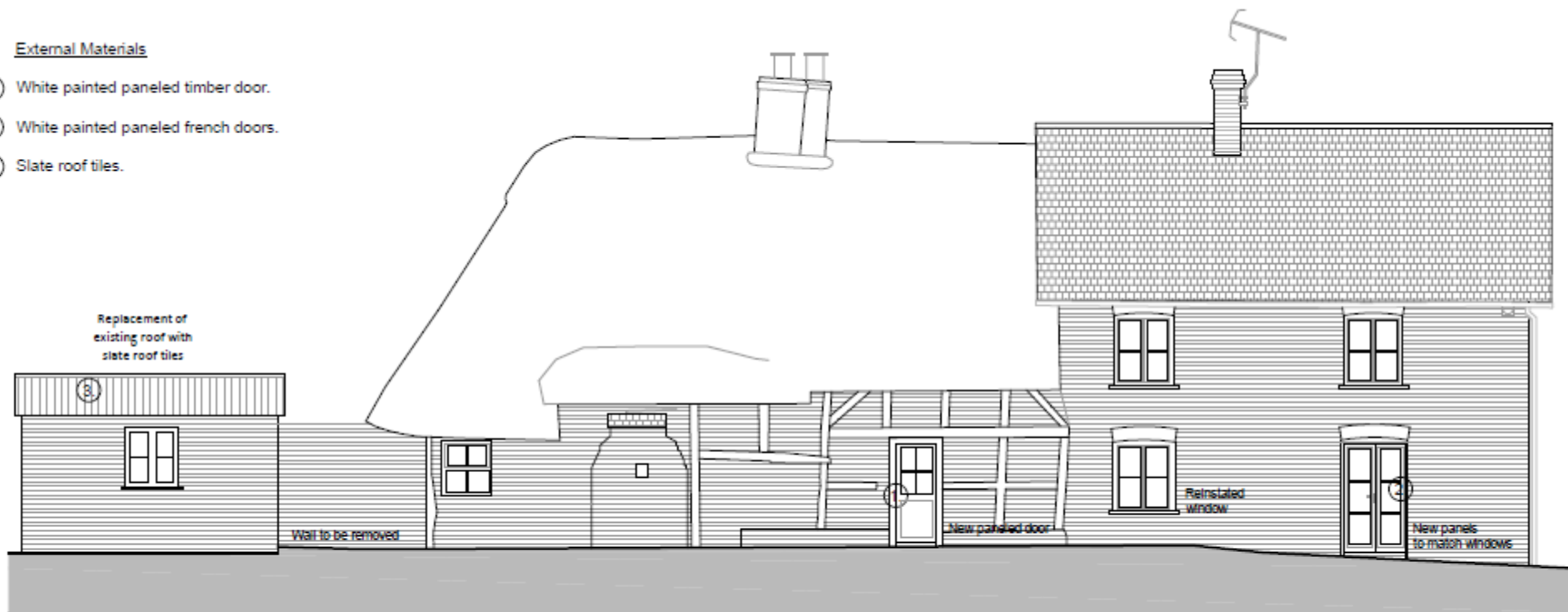


PROPOSED GROUND FLOOR PLAN  
UNIT 1  
SCALE 1:100 @ A3



PROPOSED FIRST FLOOR PLAN  
UNIT 1  
SCALE 1:100 @ A3

# Proposed rear elevation - Farmhouse



PROPOSED WEST ELEVATION  
UNIT 1  
SCALE 1:100 @ A3

# Building B (north)



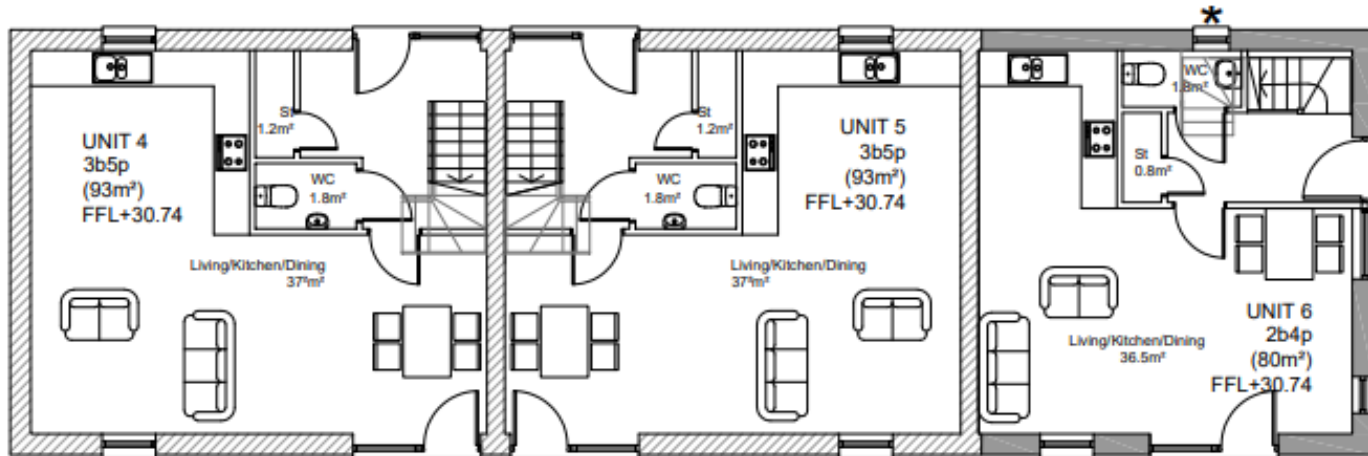
# Building B (south)



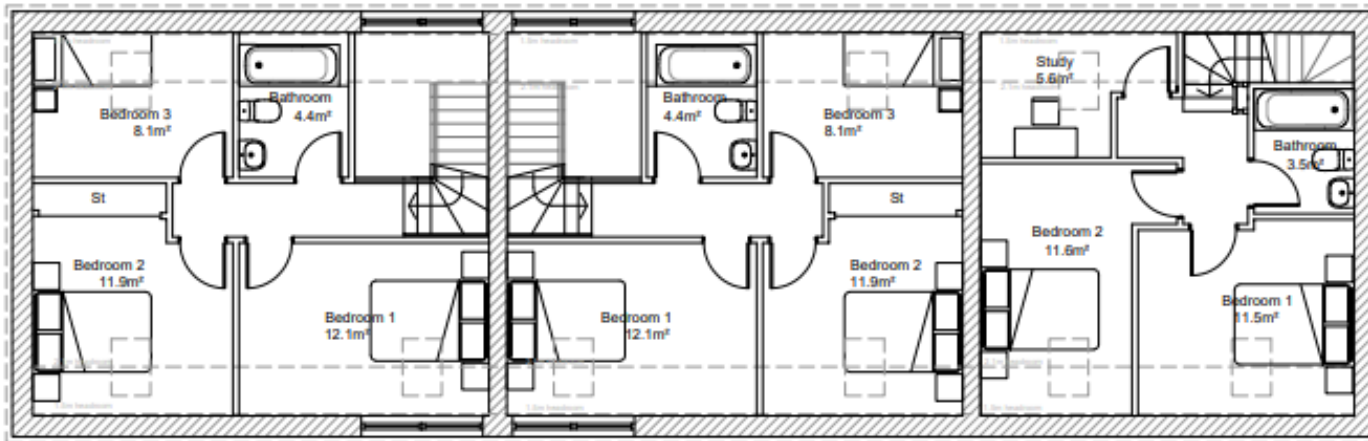
# Building B (east)



# Proposed floor plans Units 4-6



PROPOSED GROUND FLOOR PLAN  
UNIT 4, 5 & 6  
SCALE 1:100 @ A3

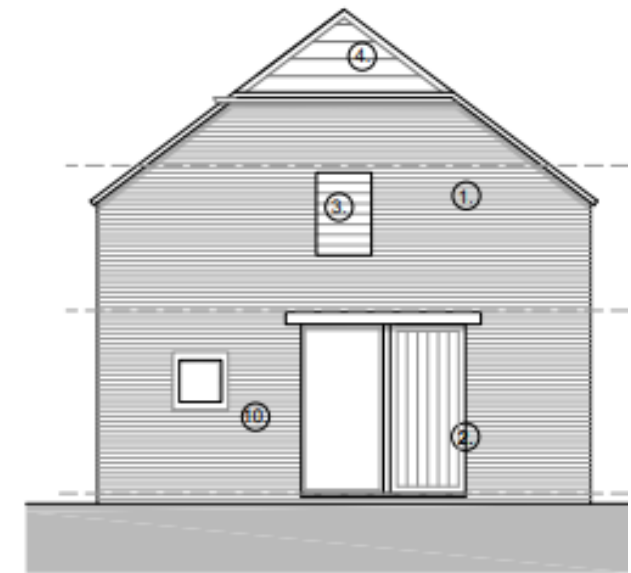


PROPOSED FIRST FLOOR PLAN  
UNIT 4, 5 & 6  
SCALE 1:100 @ A3

# Proposed elevations (south and east) units 4-6

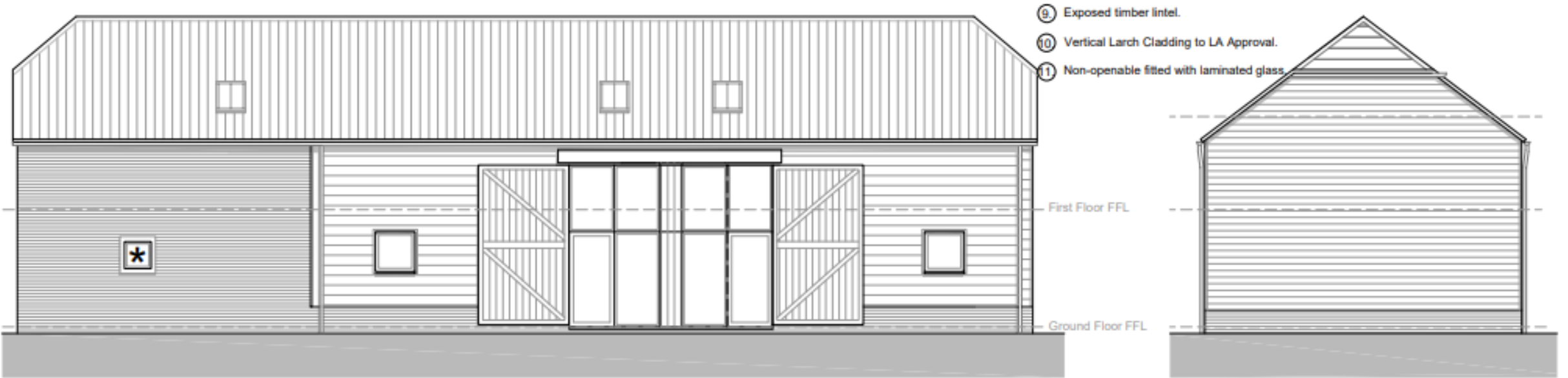


PROPOSED SOUTH ELEVATION  
UNIT 4, 5 & 6  
SCALE 1:100 @ A3



PROPOSED EAST ELEVATION  
UNIT 4, 5 & 6

# Proposed elevations (north and west) units 4-6



PROPOSED NORTH ELEVATION  
UNIT 4, 5 & 6  
SCALE 1:100 @ A3

PROPOSED WEST ELEVATION  
UNIT 4, 5 & 6  
SCALE 1:100 @ A3

1:  
■

# Building C



# North elevation of Building D



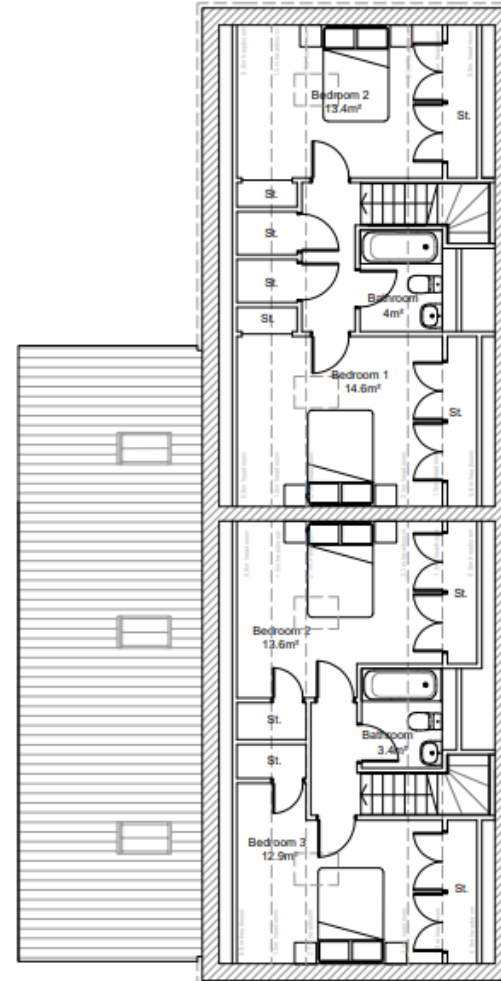
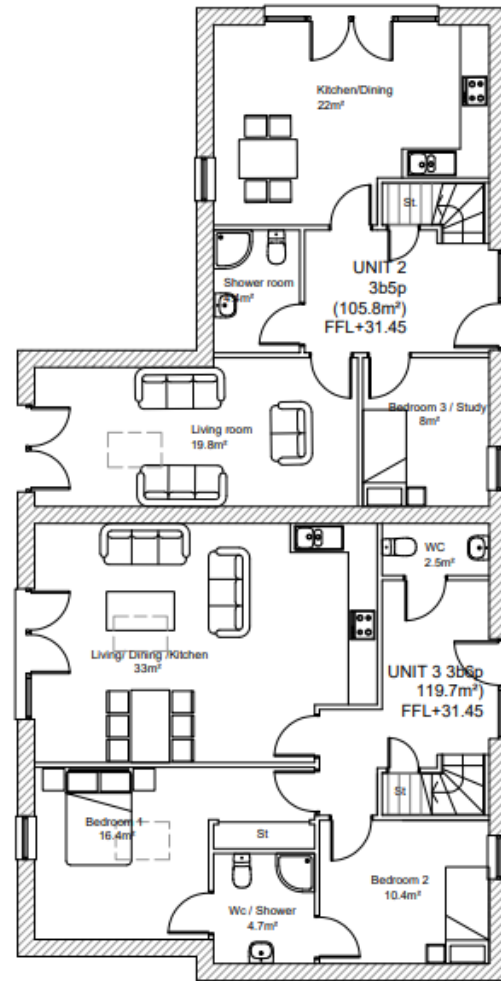
# Building D – south and north/west



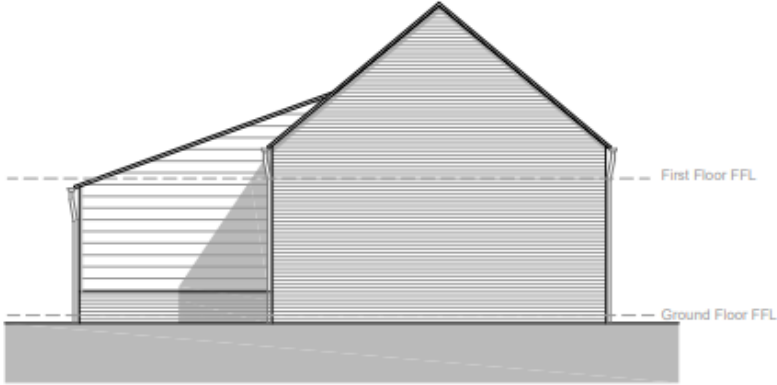
# Building E – east and north elevations



# Proposed plans units 2 & 3



# Proposed elevations units 2 & 3



PROPOSED SOUTH ELEVATION  
UNITS 2 & 3  
SCALE 1:100 @ A2



PROPOSED EAST ELEVATION  
UNITS 2 & 3  
SCALE 1:100 @ A2

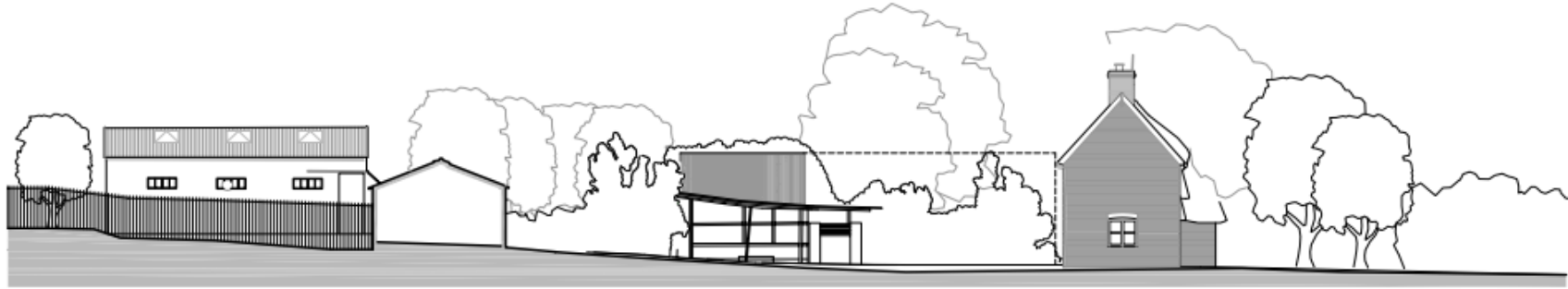


62

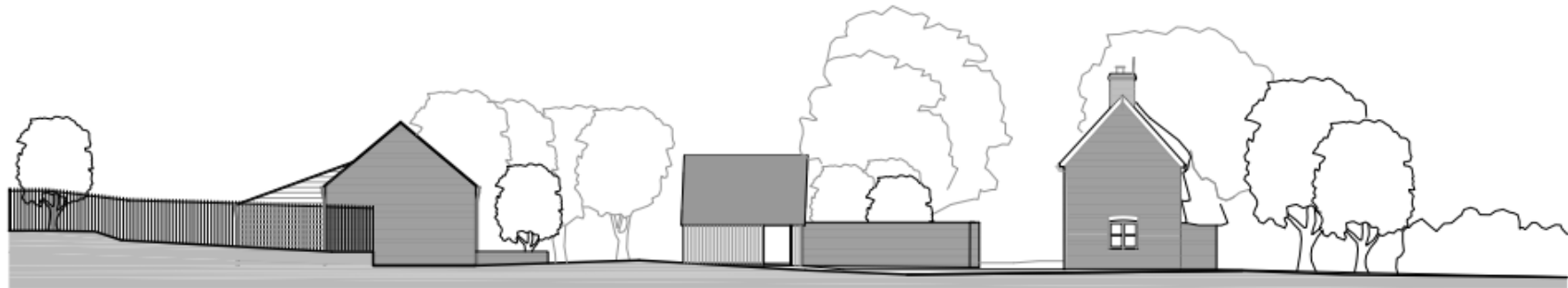


3c 23/11306

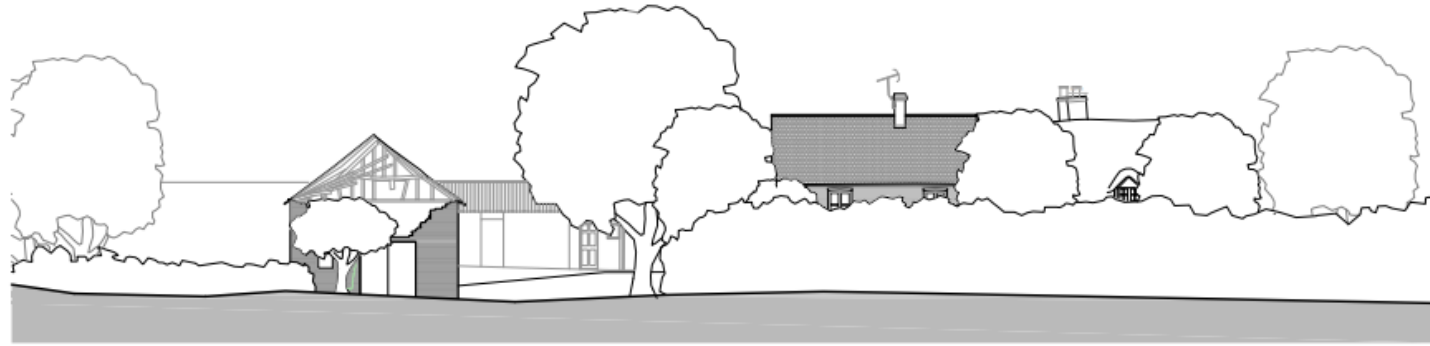
# Existing/proposed site section (N)



EXISTING SITE SECTION (A-A)  
SCALE 1:200 @ A2



# Existing/proposed site section (W)



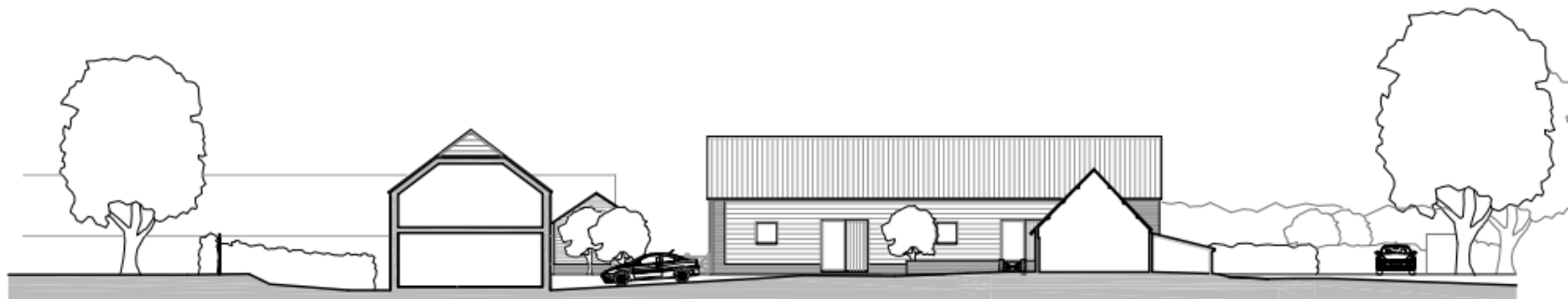
EXISTING CONTEXT ELEVATION (B-B)  
SALISBURY ROAD  
SCALE 1:200 @ A2



# Existing/proposed site section (E)



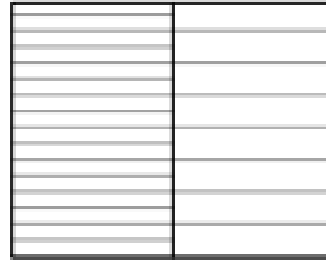
EXISTING CONTEXT ELEVATION / SITE SECTION  
(C-C) SCALE 1:200 @ A2



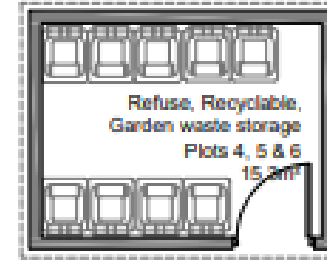
# Refuse, recycling and garden stores

## External Materials

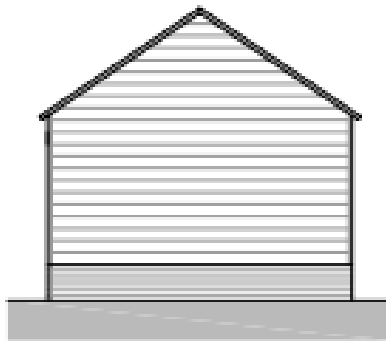
- ① Red brickwork matching existing to LA approval.
- ② Slate roof tiles.
- ③ Black Cast Iron Rainwater goods
- ④ Timber door
- ⑤ Horizontal Larch cladding to LA approval.



Roof plan



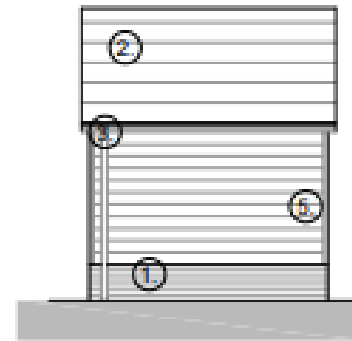
Ground floor plan



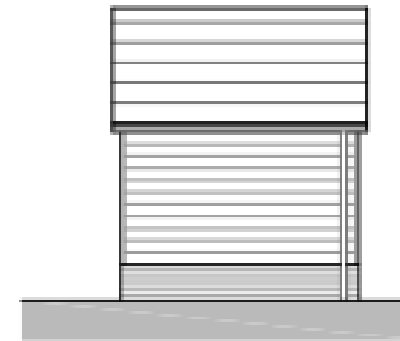
Proposed West Elevation



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation

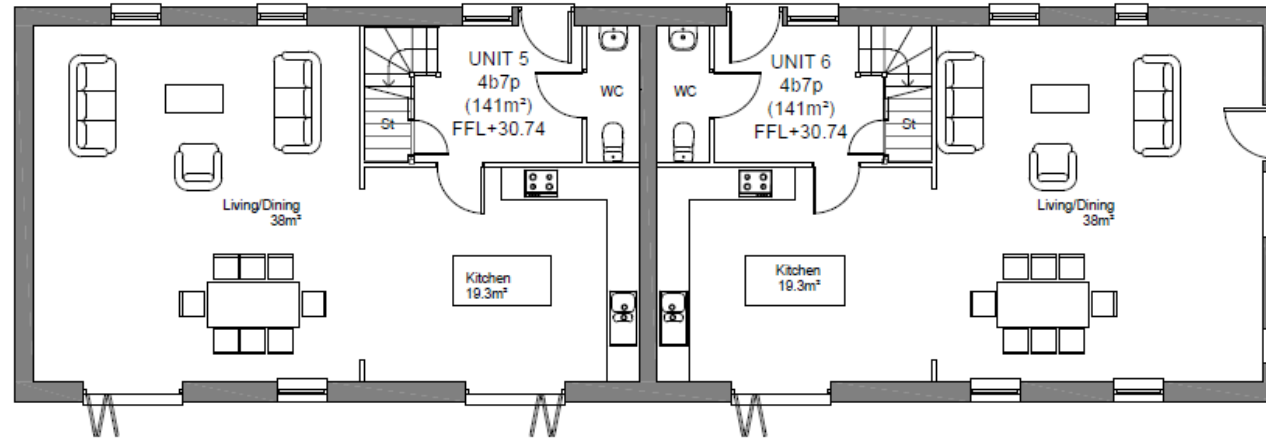


# Recommendation

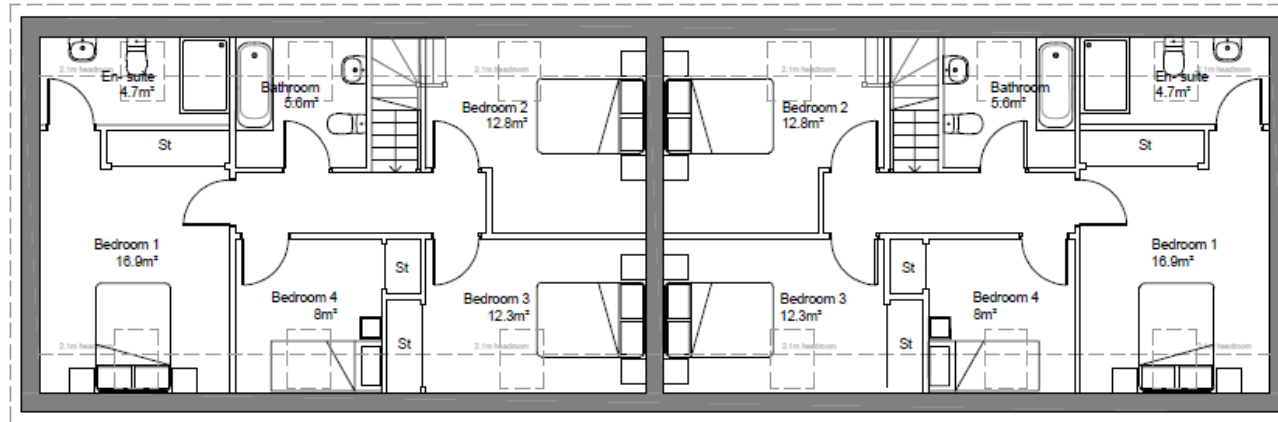
- Permission is recommended
  - Whilst the proposal remains contrary to policy DM20, the additional details submitted allow for the tilted balance to be considered in view of the heritage assets within the site
  - Amendments to the scheme since the previous consideration at Committee have resulted in residential amenity and highway safety issues being addressed
  - Subject to detailed conditions, the proposal is considered acceptable



# Proposed floor & roof plans units 5 & 6

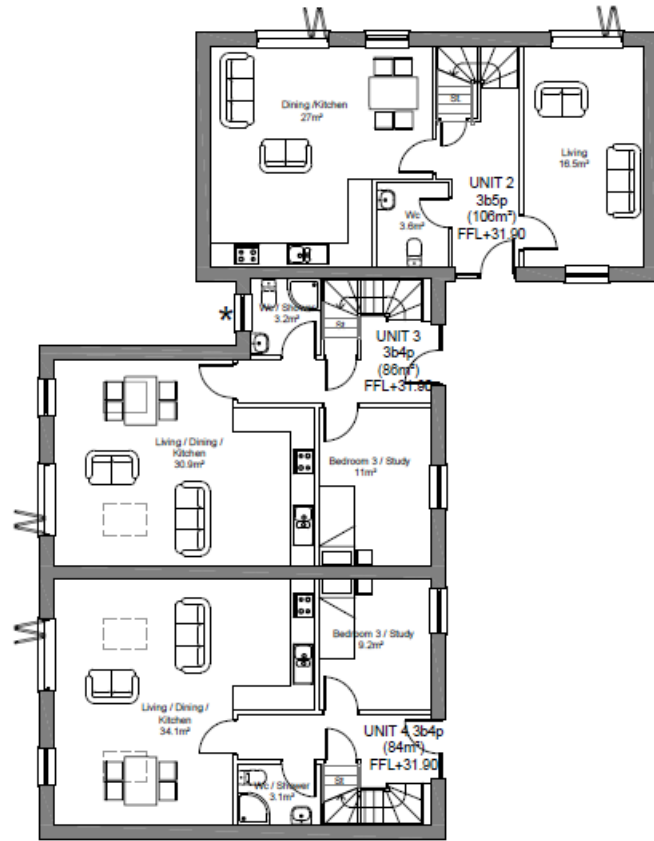


PROPOSED GROUND FLOOR PLAN  
UNIT 5 & 6  
SCALE 1:100 @ A3

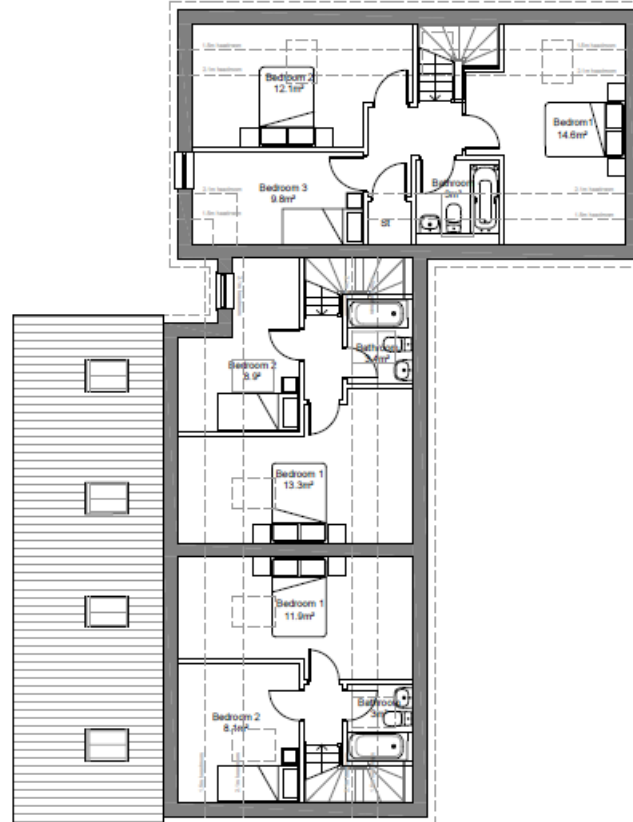


PROPOSED FIRST FLOOR PLAN  
UNIT 5 & 6  
SCALE 1:100 @ A3

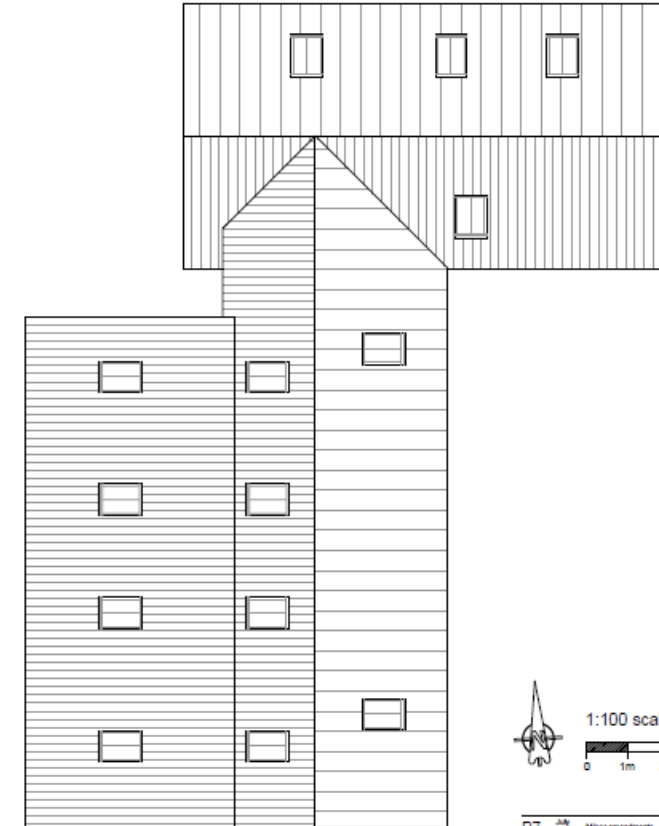
# Proposed plans units 2, 3 & 4



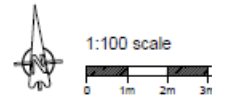
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



P7	July 2024	Minor amendments.
P8	July 2024	Updated plans in response to LPA's
Version	Date	Description

# Proposed elevations units 2, 3 & 4



PROPOSED SOUTH ELEVATION  
UNITS 2, 3 & 4  
SCALE 1:100 @ A2



PROPOSED EAST ELEVATION  
UNITS 2, 3 & 4  
SCALE 1:100 @ A2



PROPOSED NORTH ELEVATION  
UNITS 2, 3 & 4  
SCALE 1:100 @ A2

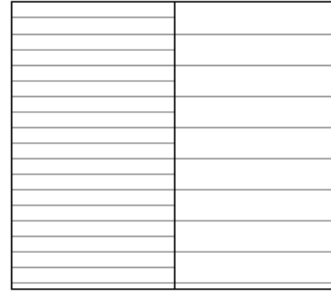


PROPOSED WEST ELEVATION  
UNITS 2, 3 & 4  
SCALE 1:100 @ A2

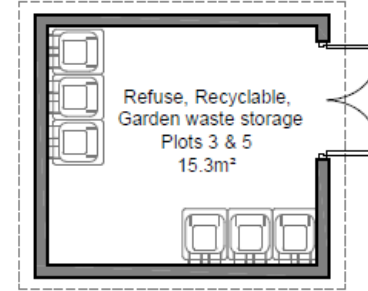
# Proposed shared bin store

## External Materials

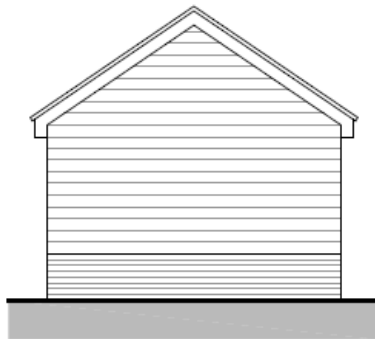
- ① Red brickwork matching existing to LA approval.
- ② Slate roof tiles.
- ③ Black Cast Iron Rainwater goods
- ④ Dark Grey stained timber fascias and bargeboards
- ⑤ Dark grey stained timber door
- ⑥ Horizontal Larch cladding to LA approval.



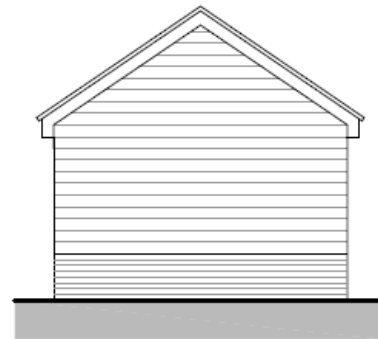
Roof plan



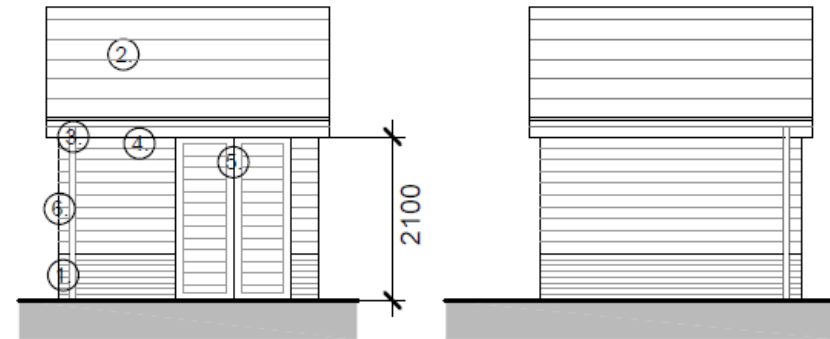
Ground floor plan



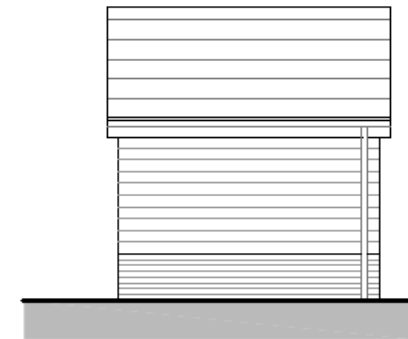
Proposed South Elevation



Proposed North Elevation



Proposed East Elevation



Proposed West Elevation

End of 3c 23/11306 presentation



**New Forest**  
DISTRICT COUNCIL





# Planning Committee

## App No 24/10054

The Old Farmhouse

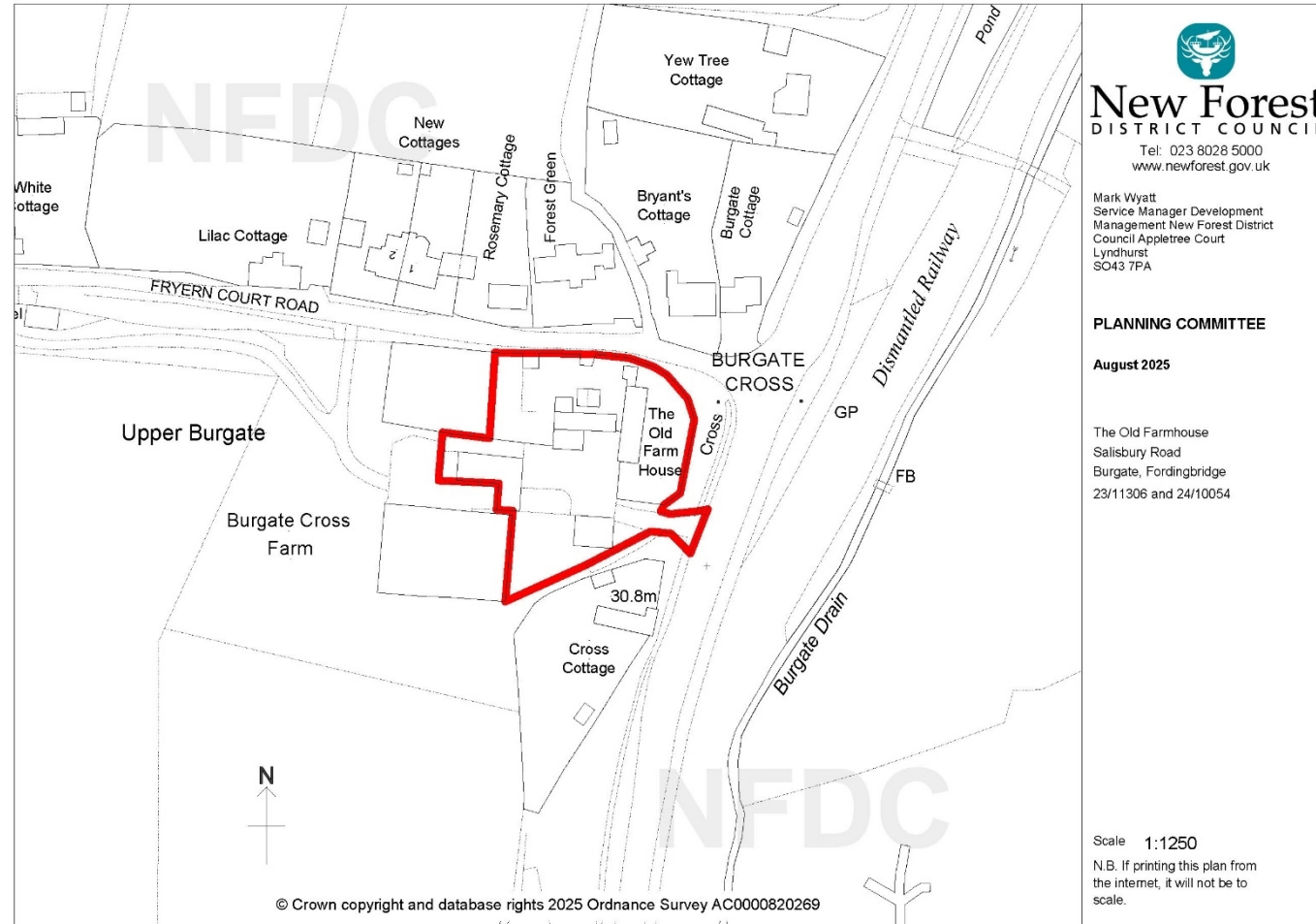
Salisbury Road

Burgate, Fordingbridge

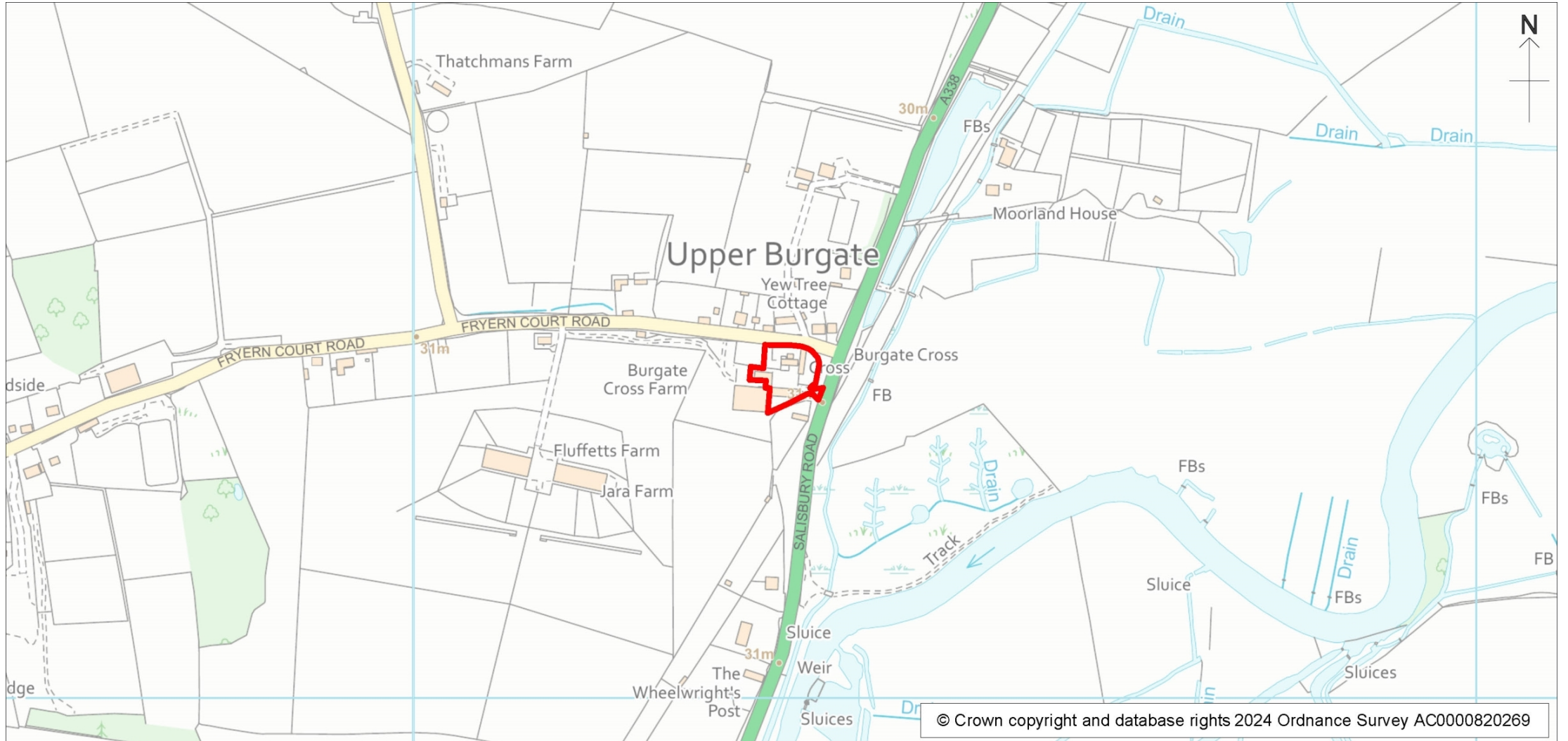
SP6 1LX

**Schedule 3d**

# Red Line Plan



# Local context



# Aerial photograph

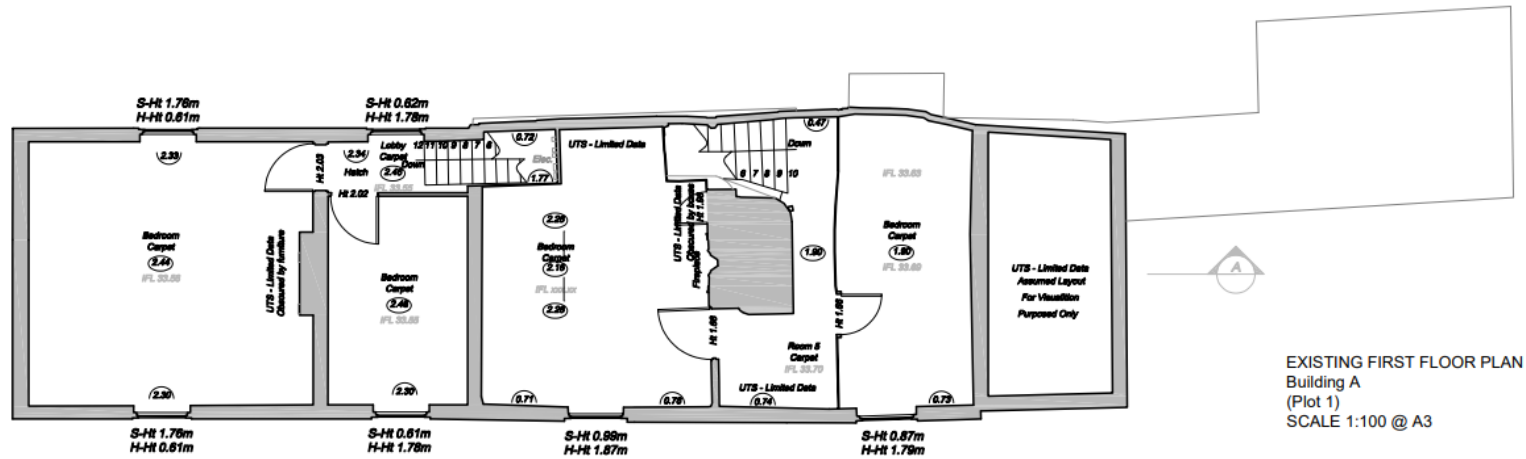
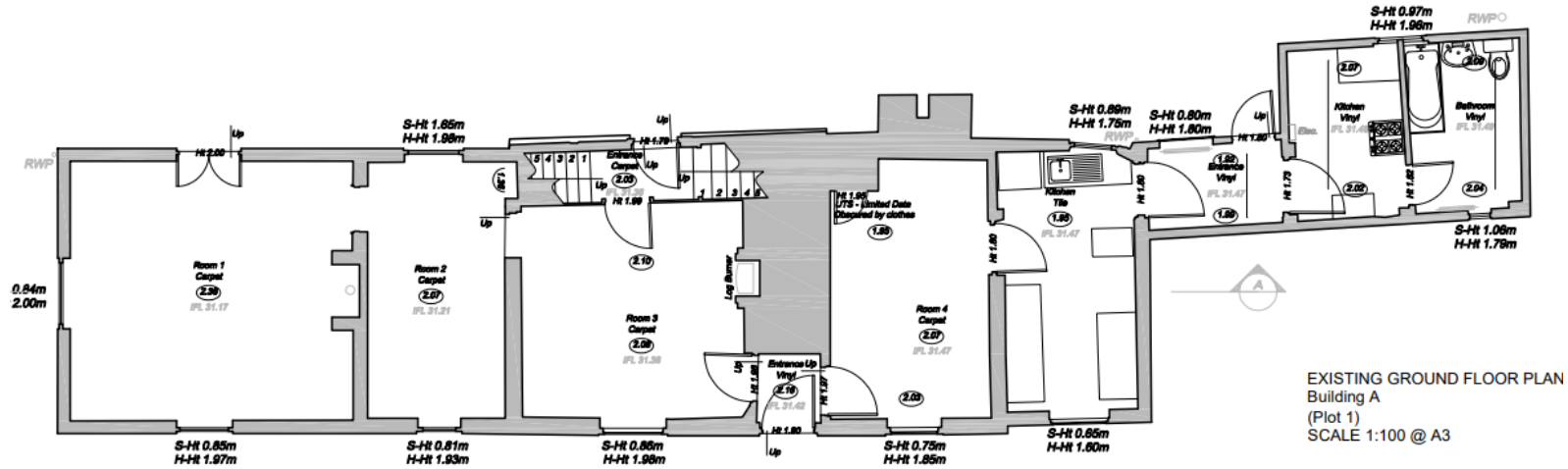


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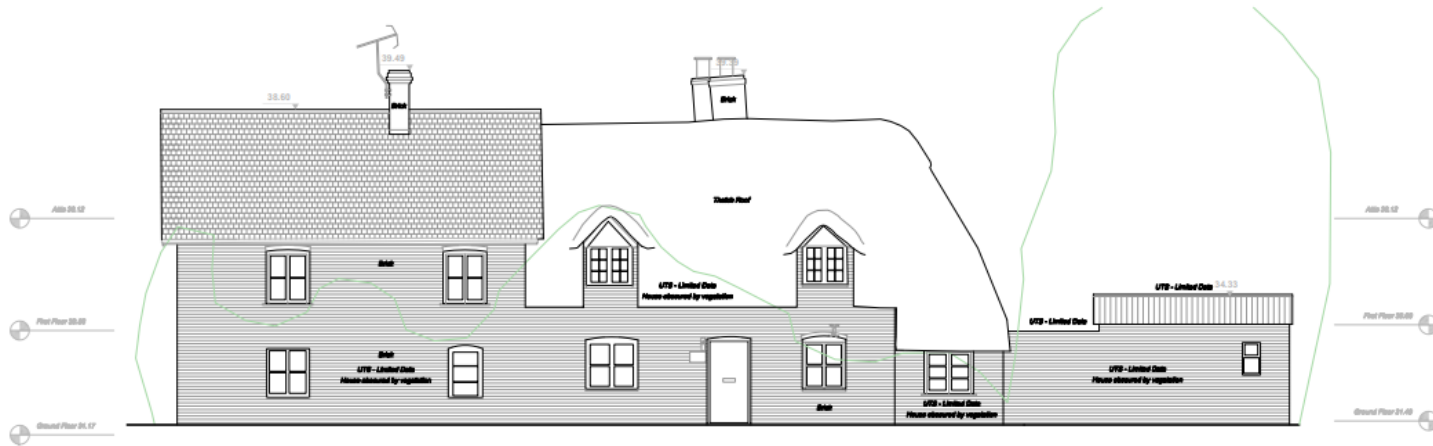
# Existing site plan



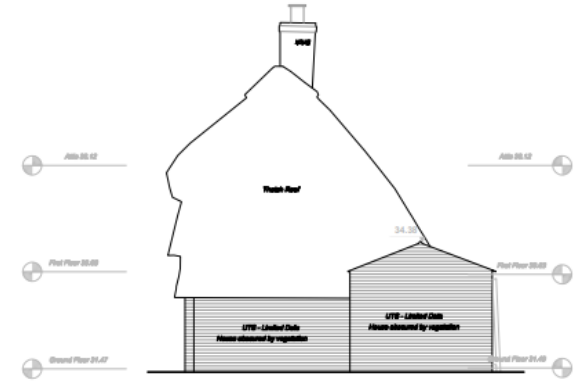
# Existing plans



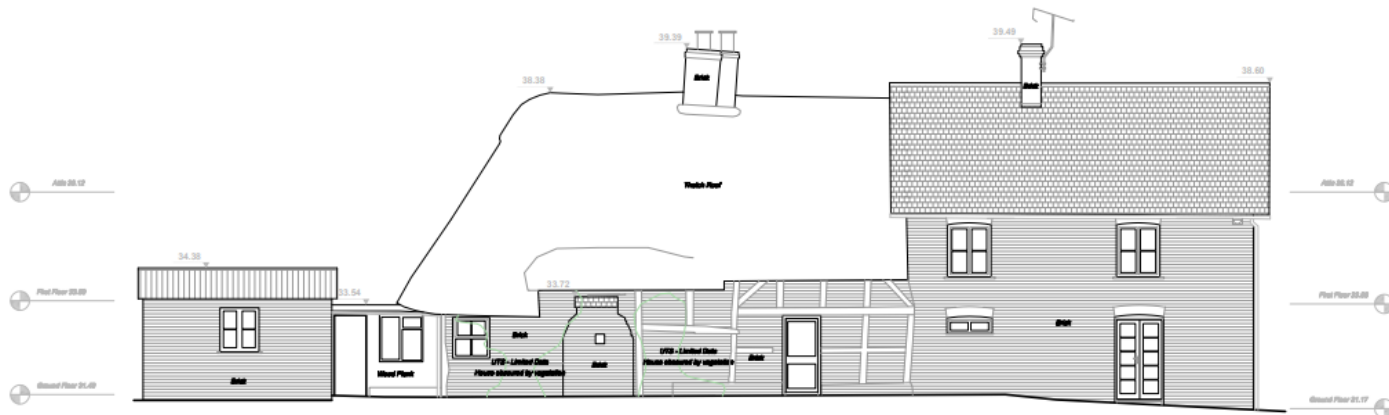
# Existing elevations



EXISTING EAST ELEVATION  
Building A  
SCALE 1:100 @ A2



EXISTING  
Building A  
SCALE 1:1



EXISTING WEST ELEVATION  
Building A  
SCALE 1:100 @ A2



EXISTING S  
Building A  
SCALE 1:10

# Part front and rear elevations



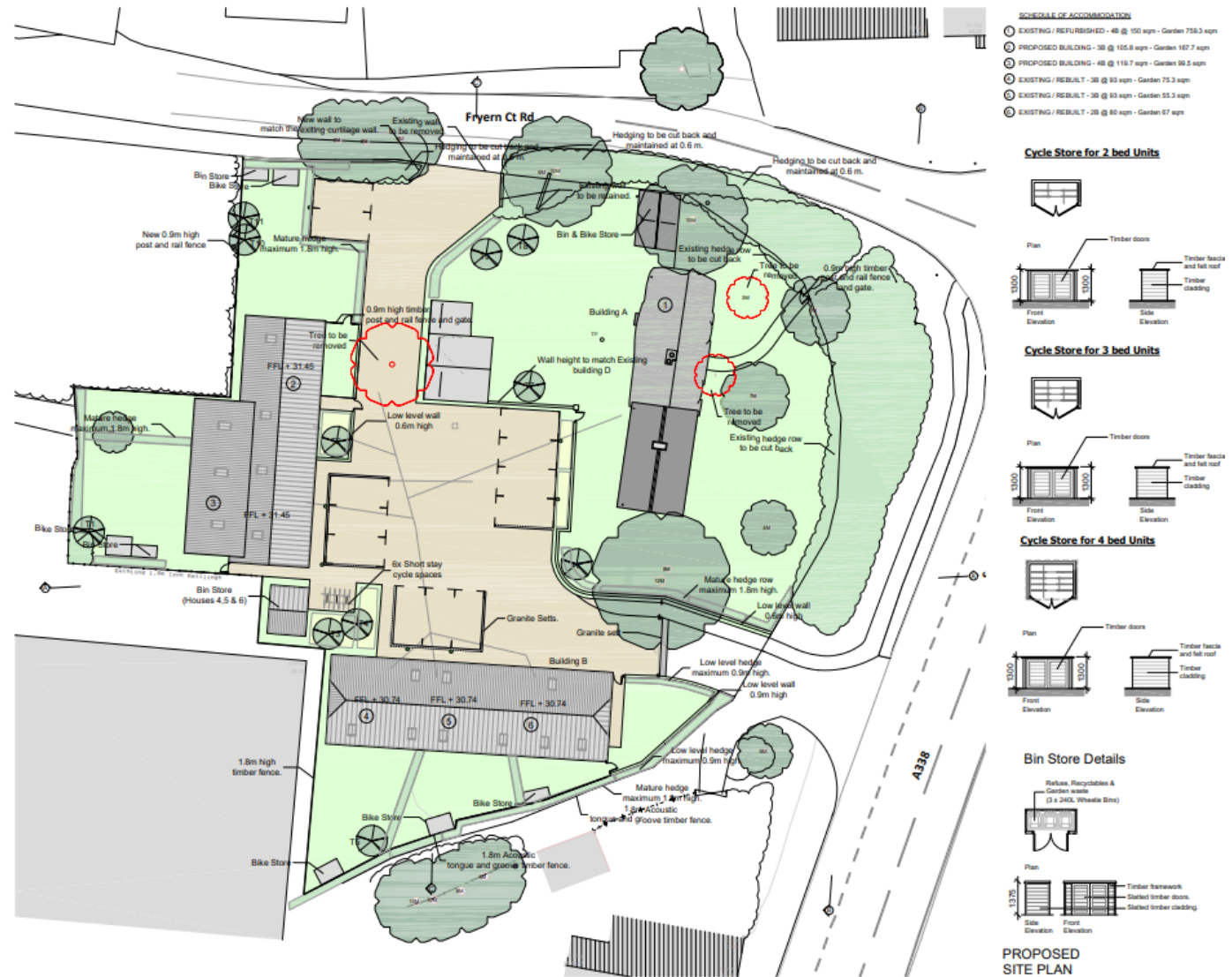
# Internal roof



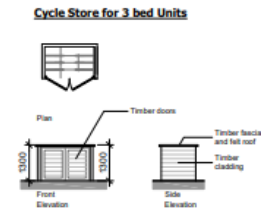
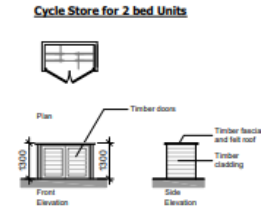
# Buildings C and D



# Proposed site plan

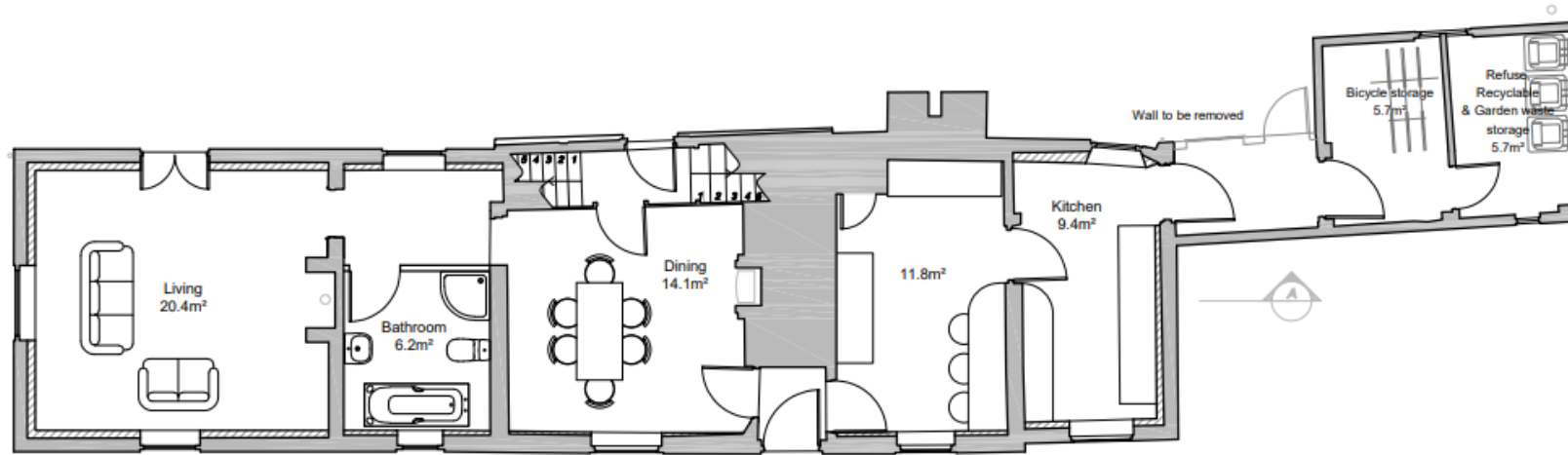


- SCHEDULE OF ACCOMMODATION**
- ① EXISTING / REFURBISHED - 48 @ 150 sqm - Garden 75.3 sqm
  - ② PROPOSED BUILDING - 30 @ 105.8 sqm - Garden 167.7 sqm
  - ③ PROPOSED BUILDING - 48 @ 119.7 sqm - Garden 99.5 sqm
  - ④ EXISTING / RESULT - 38 @ 93 sqm - Garden 75.3 sqm
  - ⑤ EXISTING / RESULT - 38 @ 93 sqm - Garden 55.3 sqm
  - ⑥ EXISTING / RESULT - 28 @ 80 sqm - Garden 67 sqm

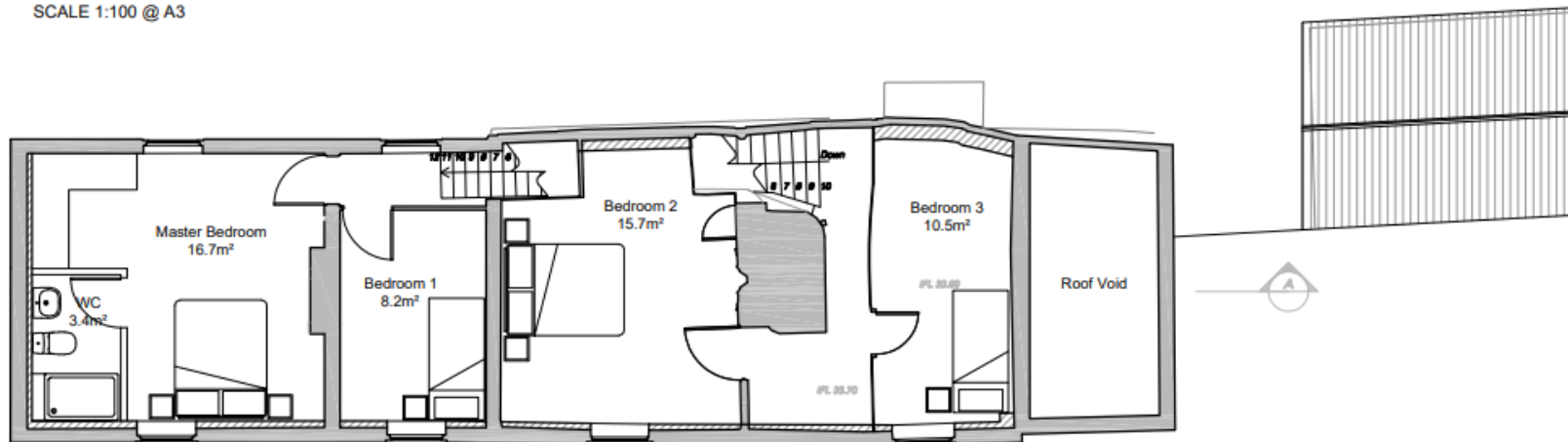


PROPOSED SITE PLAN

# Farmhouse – proposed floor plans



PROPOSED GROUND FLOOR PLAN  
UNIT 1  
SCALE 1:100 @ A3



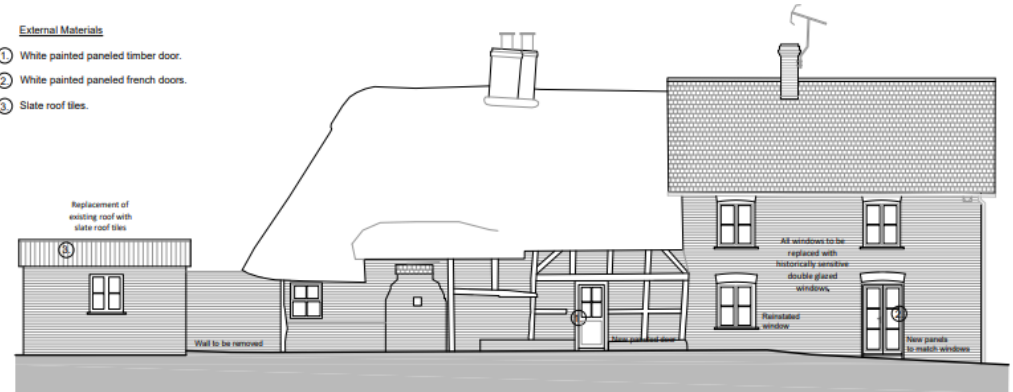
# Farmhouse - proposed elevations



PROPOSED EAST ELEVATION  
UNIT 1  
SCALE 1:100 @ A3

External Materials

- ① White painted paneled timber door.
- ② White painted paneled french doors.
- ③ Slate roof tiles.



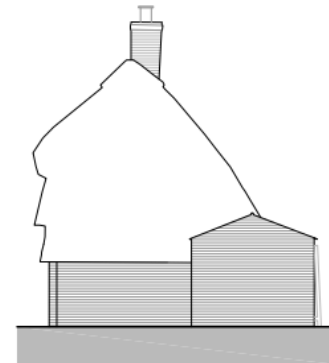
PROPOSED WEST ELEVATION  
UNIT 1  
SCALE 1:100 @ A3



PROPOSED SOUTH ELEVATION  
UNIT 1  
SCALE 1:100 @ A3

PROPOSED EAST  
BUILDING A UNIT  
SCALE 1:100 @ A

1:100 scale

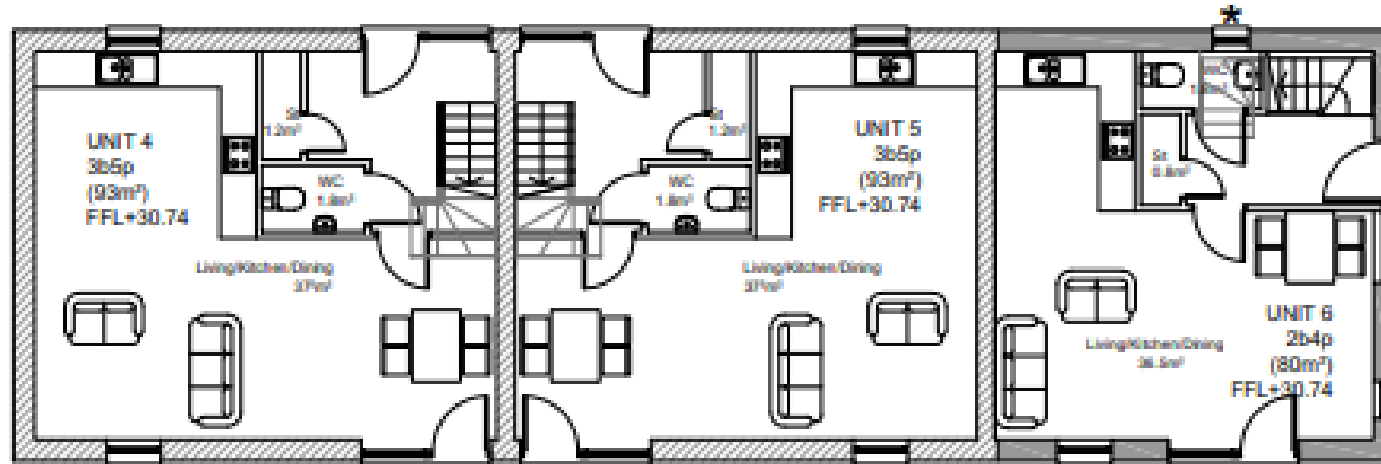


PROPOSED NORTH ELEVATION  
UNIT 1  
SCALE 1:100 @ A3

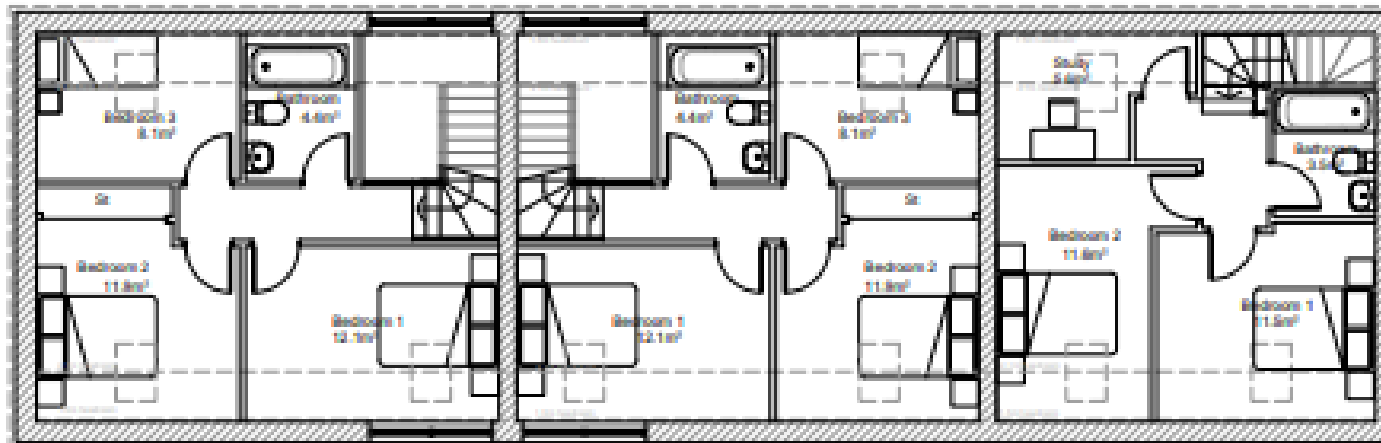
PROPOSED WEST & N  
BUILDING A UNIT 1  
SCALE 1:100 @ A3

1:100 scale

# Proposed floor plans units 4-6



PROPOSED GROUND FLOOR PLAN  
UNIT 4, 5 & 6  
SCALE 1:100 (@ A3)



# Building B proposed elevations

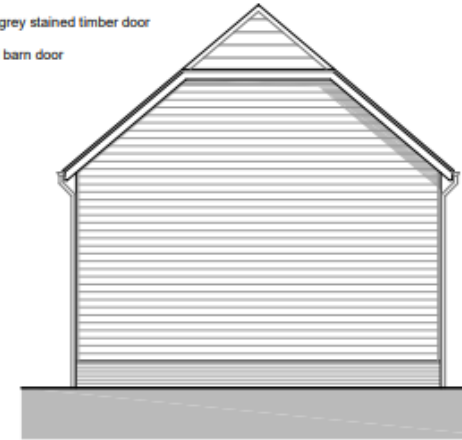


# Building D **previously** proposed elevations

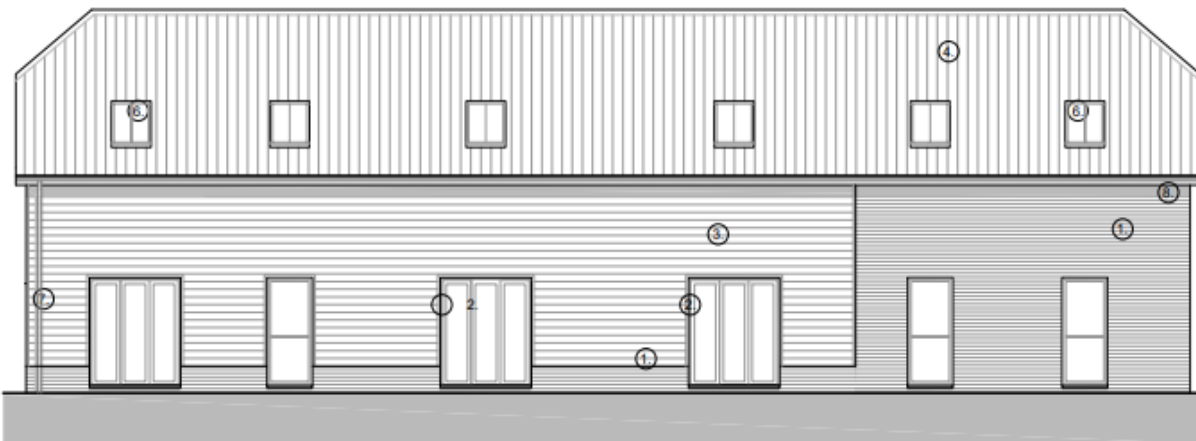


PROPOSED NORTH ELEVATION  
UNIT 5 & 6  
SCALE 1:100 @ A3

- 8) Dark Grey stained timber fascias and bargeboards
- 9) Dark grey stained timber door
- 10) Fixed barn door



PROPOSED WEST ELEVATION  
UNIT 5 & 6  
SCALE 1:100 @ A3



PROPOSED SOUTH ELEVATION



# Recommendation

## Consent is recommended

- The application now allows for the retention of part of Building D
- The detailing of Building B is now considered to be more appropriate
- There are further details regarding the roof alterations to the farmhouse enabling a specific set of conditions



End of 3d 24/10054 presentation



**New Forest**  
DISTRICT COUNCIL





# Planning Committee

## App No 25/10518

Site of Former Police Station,

Southampton Road

Lymington

**Schedule 3e**

# Red Line Plan



**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**August 2025**

Site of Former Police Station  
Southampton Road  
Lymington  
25/10518

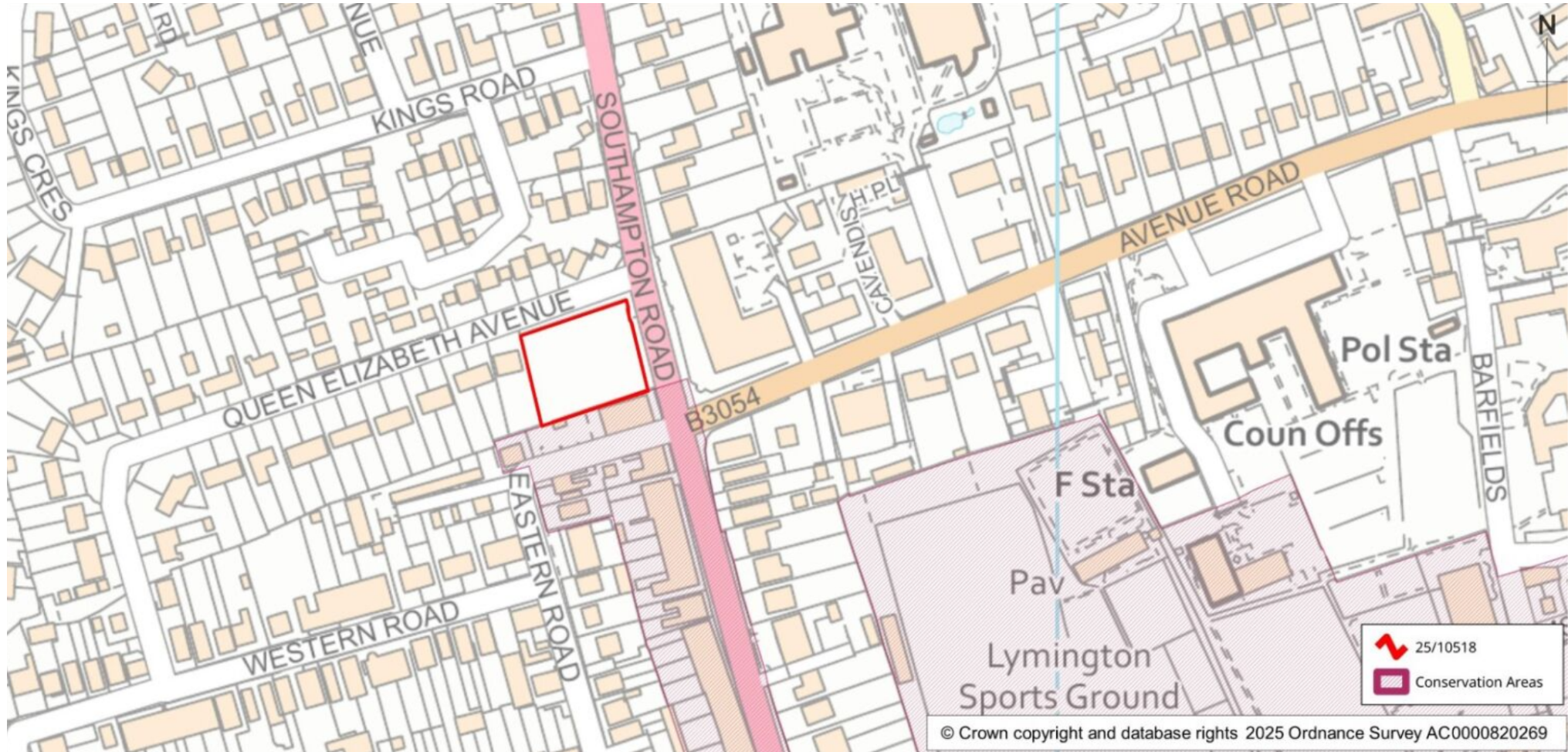
Scale 1:1059

N.B. If printing this plan from  
the internet, it will not be to  
scale.

# Aerial photograph



# Conservation Area map



# Proposed block plan






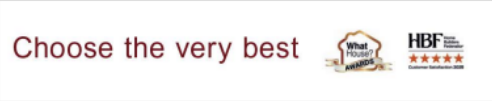




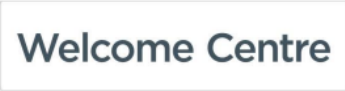

# Elevation plans –Southampton Road



# Elevation plan – Queen Elizabeth Avenue



# Visual of signs

<p><b>A. Monolith</b></p>  <p>Sizes: A1 4000mm x 1845mm A2 3000mm x 1372mm</p> <p>Material: Dibond</p>	<p><b>B. A3 Opening Times sign</b></p>  <p>Size: 297mm x 420mm Material: 2mm dibond</p>	<p><b>C. Directional Arrows</b></p>  <p>Size: 1490mm x 450mm Material: Dibond</p> <p><b>D. Awards banner</b></p>  <p>Size: 2440mm x 500mm / 4000mm x 700mm Material: Dibond</p>	<p><b>E. Welcome Board</b></p>  <p>Size: 1000mm x 1200mm Material: Dibond</p>
<p><b>F. CL Flags</b></p>  <p>Size: 800mm x 2000mm Material: Double sided PVC</p>	<p><b>G. HBF Flags</b></p>  <p>Size: 800mm x 2000mm Material: Double sided PVC</p>	<p><b>H. 3 year warranty banner</b></p>  <p>Size: 2440mm x 500mm / 4000mm x 700mm Material: Dibond</p>	<p><b>K. Pelmet</b></p>  <p>Size: 1850mm x 1135mm Material: Brushed silver aluminium composite with print and cut vinyl lettering</p>
<p><b>I. Show Complex Now Open banner</b></p>  <p>Size: 2440mm x 500mm / 4000mm x 700mm Material: Dibond</p>			

# Street scene



# Street scene



# Signs facing Southampton Road



102



3e 25/10518

# Signs facing Queen Elizabeth Avenue





# Recommendation

- Grant with standard Advertisement Consent conditions and a condition restricting time for advertisements to remain on site

End of 3e 25/10518 presentation



**New Forest**  
DISTRICT COUNCIL





# Planning Committee

## App No 25/10479

10 NEWLANDS CLOSE

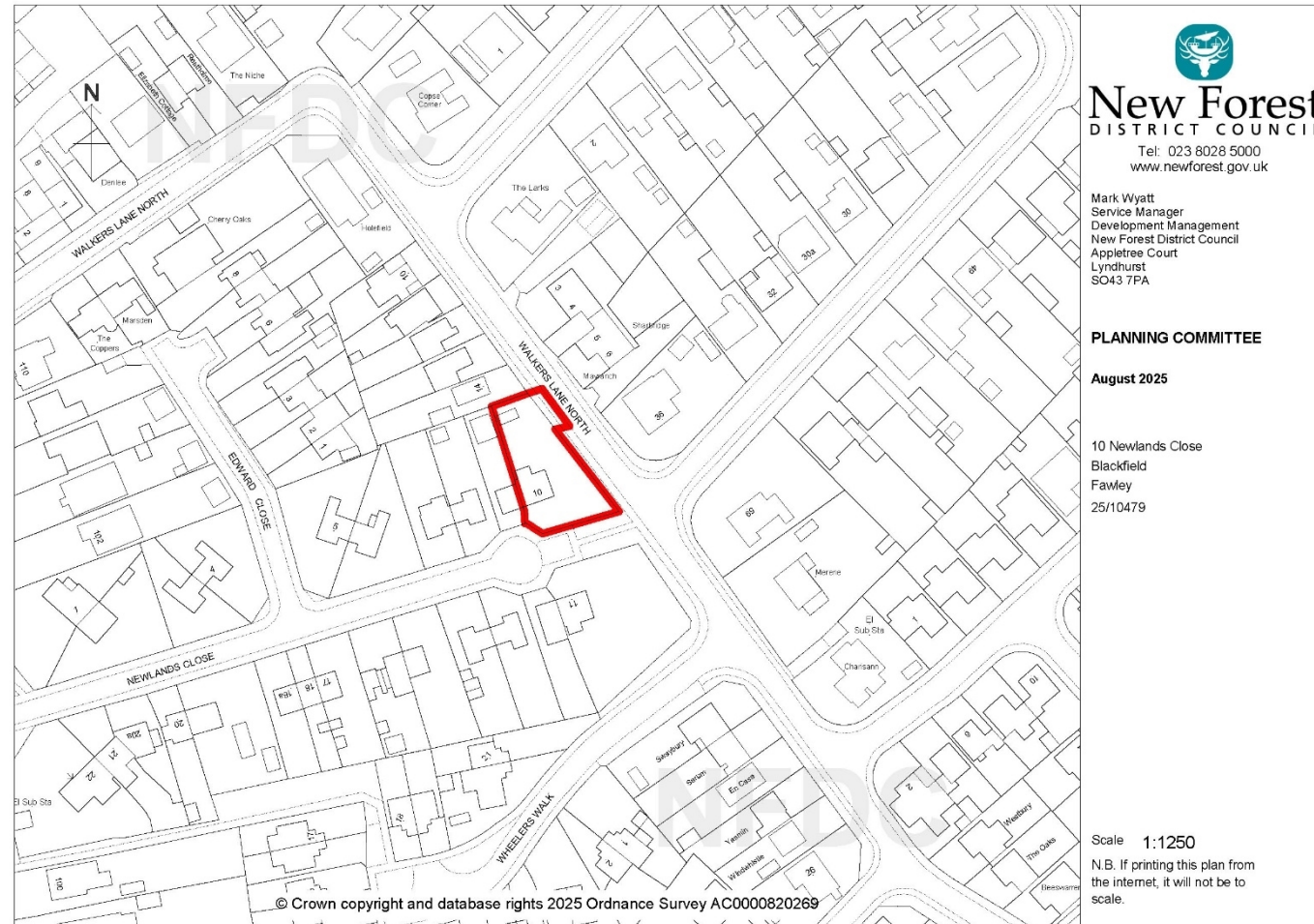
BLACKFIELD

FAWLEY

SO45 1WH

Schedule 3f

# Red Line Plan



# General Location Plan



# Aerial photograph



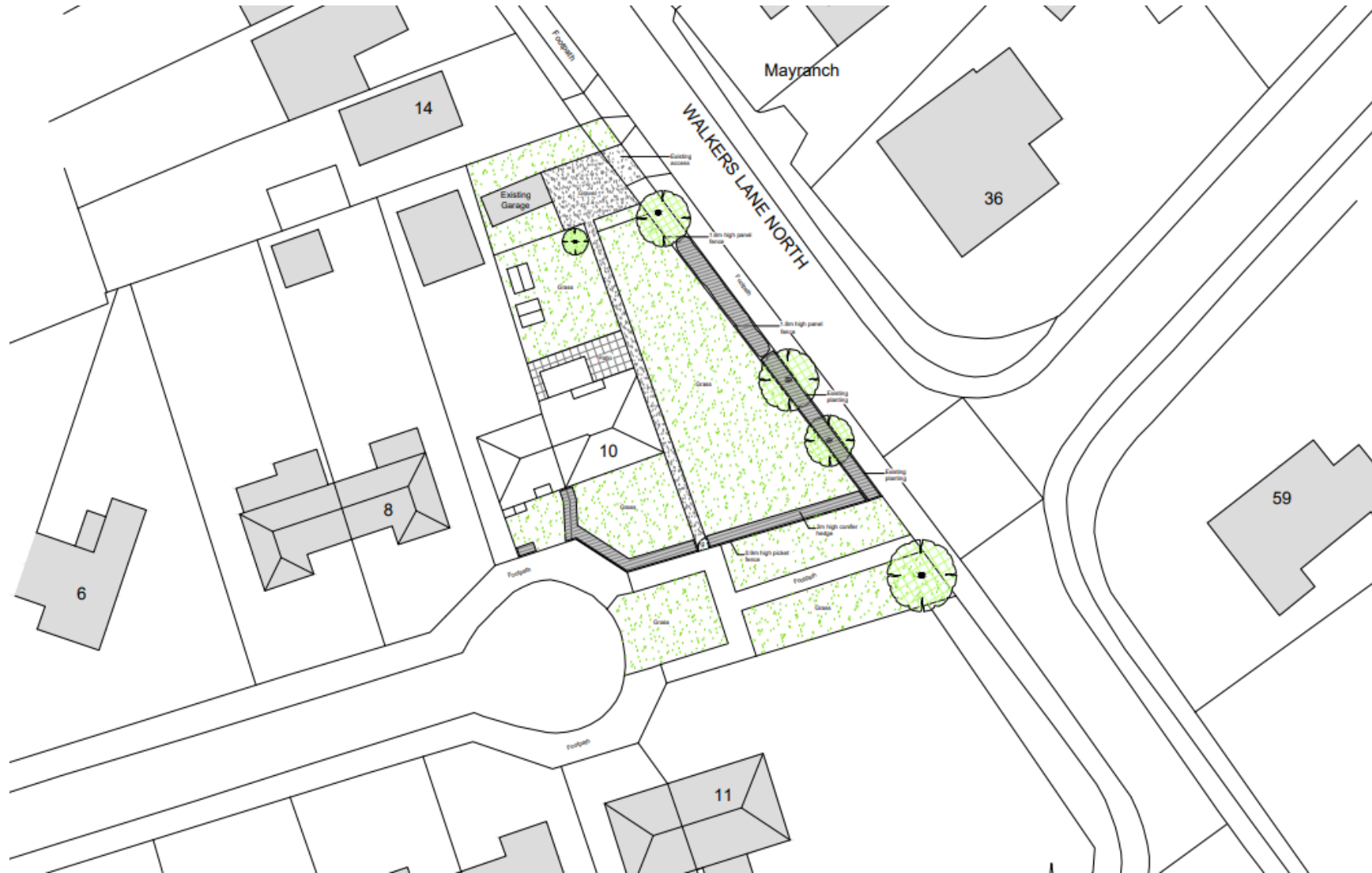
© Getmapping Plc and Bluesky International Limited 2025

# Site Location Plan



Ordnance Survey (c) Crown Copyright 2024. All rights reserved. Licence number 100020232

# Existing Site Plan



# Site photographs – context



Walkers Lane North looking towards site to the left



Newlands Close looking towards site to the left

# Site photographs - views into the site from Walkers Lane North



# Site photographs – view from Newlands Close



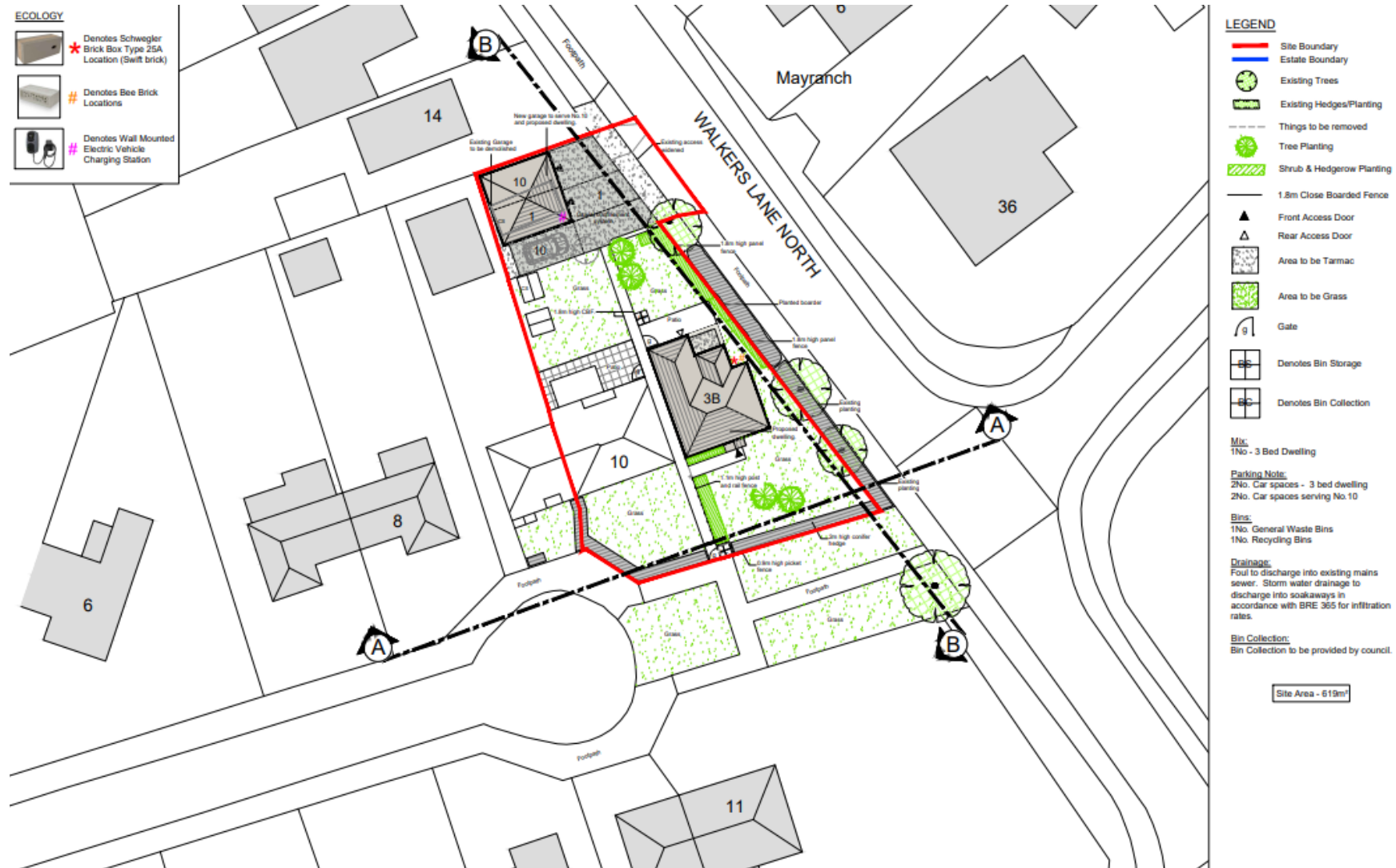
# Site photographs - rear of site, garden, parking and access



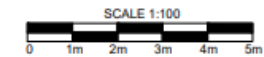
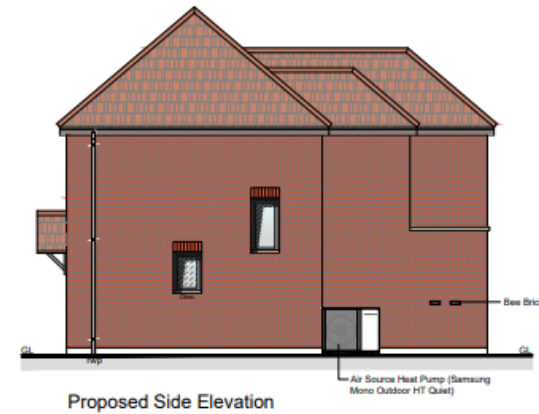
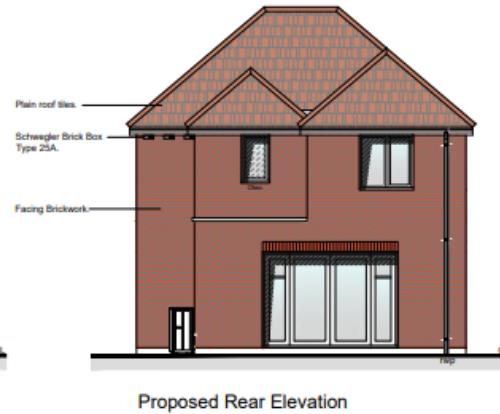
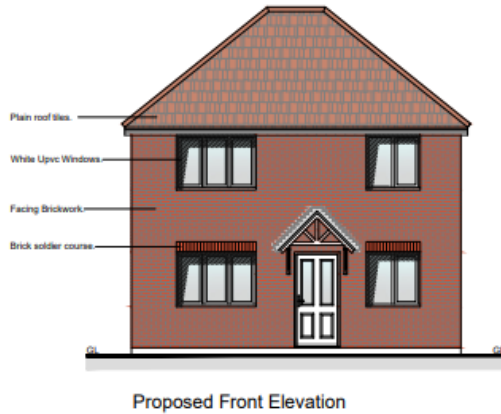
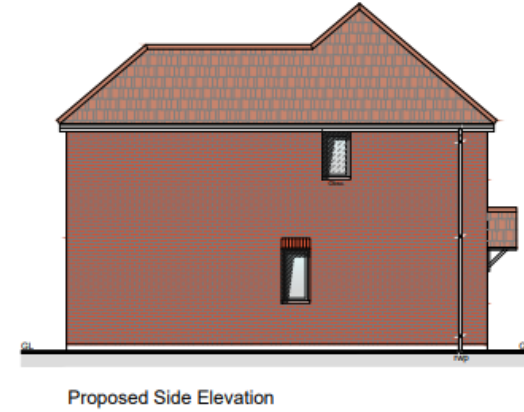
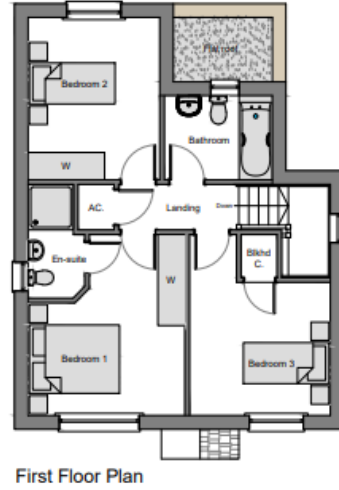
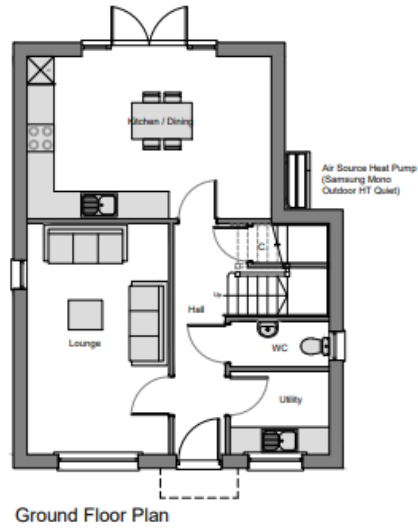
# Site photographs – within the site



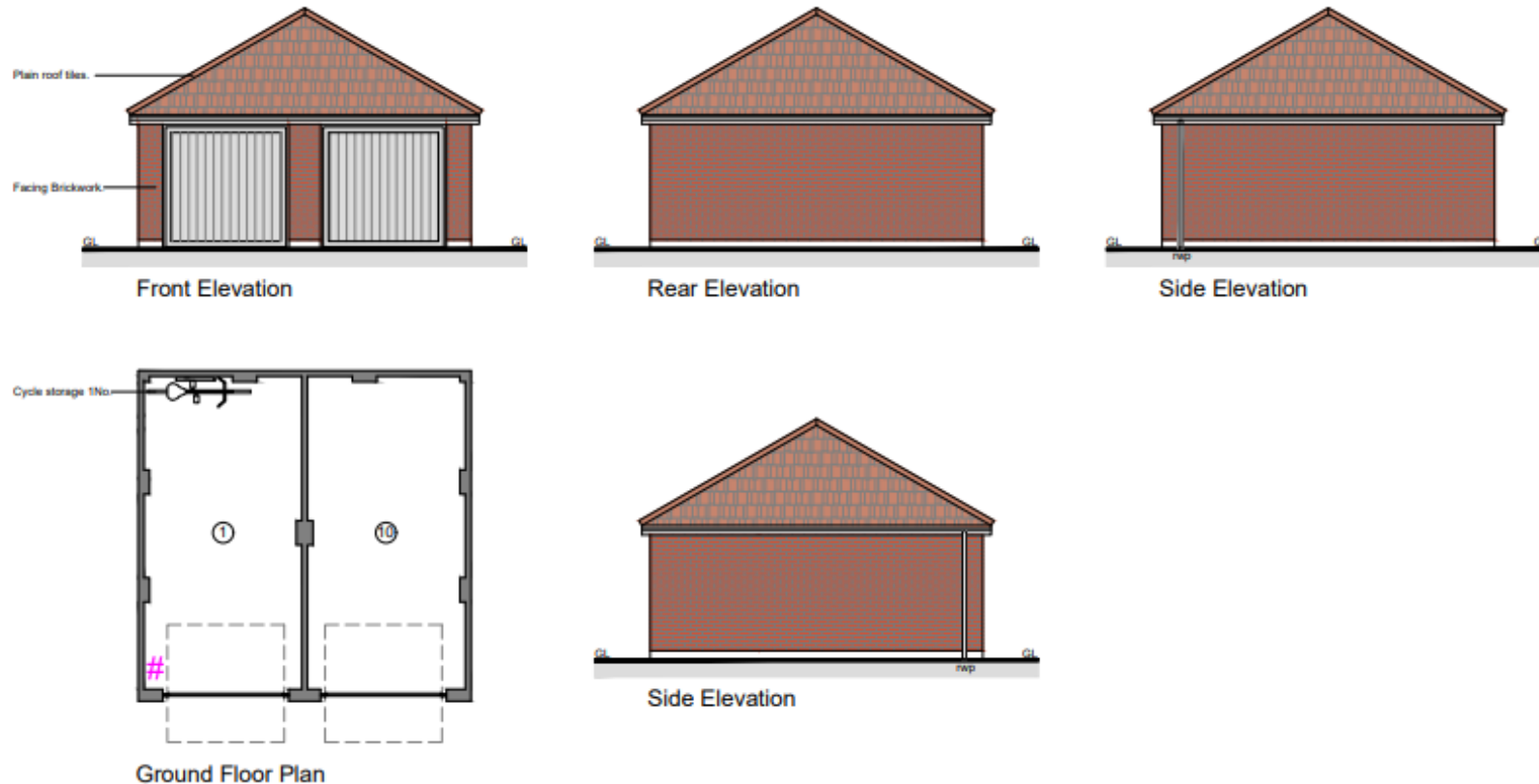
# Proposed Site Plan



# Proposed Elevations of New Dwelling



# Proposed Elevations of Replacement Garage

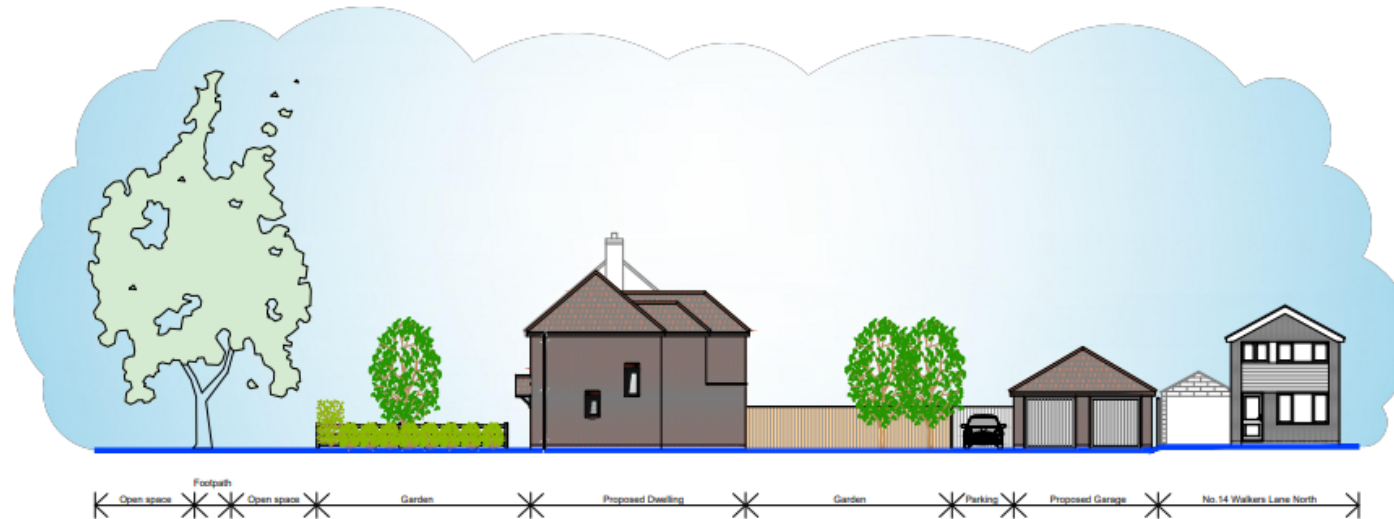


# Proposed Street Scene



STREET SCENE A-A

— EXISTING GROUND LEVEL  
— PROPOSED GROUND LEVEL



SITE SECTION B-B



# Recommendation to refuse

- The proposal would be cramped and intrusive in the context of the prevailing spacious character of the area resulting in significantly narrower plot widths with a lack of adequate gaps and space between the dwellings and to the boundaries
- The narrow accessway between the proposed dwelling and 10 Newlands Close would be poor design (both visually and functionally)
- This would be contrary to Policy ENV3 of the Local Plan Part 1 and Chapter 12 of the National Planning Policy Framework
- The proposed new dwelling would be imposing and overbearing in its relationship to the side of 10 Newlands Close and to that property's main entrance, to the detriment of the amenities of the occupants of that property
- This would be contrary to Policy ENV3



# Recommendation to refuse

- The recreational and air quality impacts of the proposed development on the sensitive habitats within the Solent/New Forest area would not be adequately mitigated and the proposed development would therefore unacceptably increase recreational pressures and increase air quality impacts on these sensitive European nature conservation sites
- It would be contrary to Policy ENV1, Policy DM2 and the SPD - Mitigation Strategy for European Sites

End of 3f 25/10479 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 25/10570

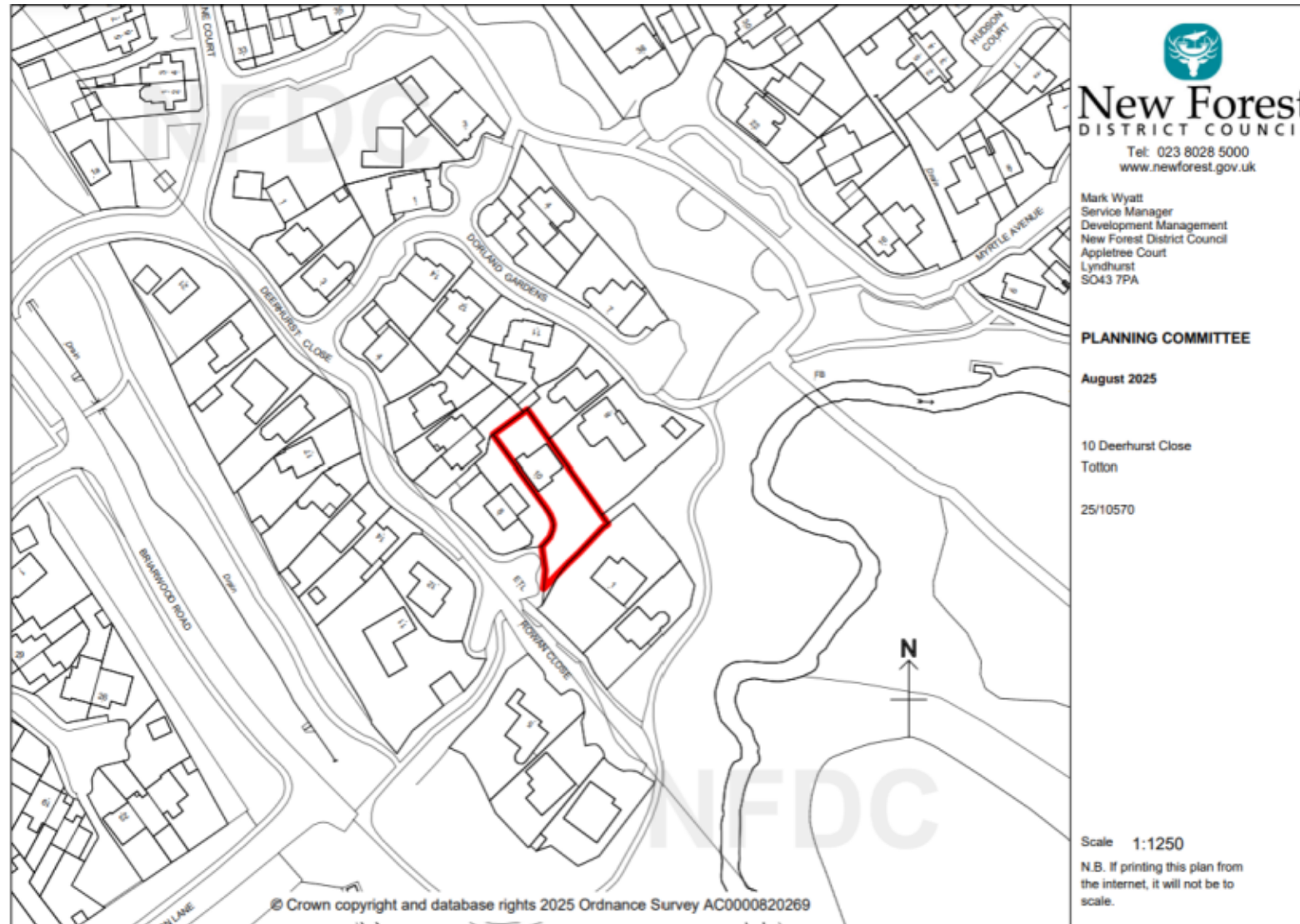
10 Deerhurst Close

Totton

SO40 8WQ

**Schedule 3g**

# Location Plan



Tel: 023 8028 5000  
www.newforest.gov.uk

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

### PLANNING COMMITTEE

August 2025

10 Deerhurst Close  
Totton

25/10570

Scale 1:1250  
N.B. If printing this plan from  
the internet, it will not be to  
scale.

# Block Plan



# Site photographs



View from hammer head turning

127



3g 25/10570



# Site photograph



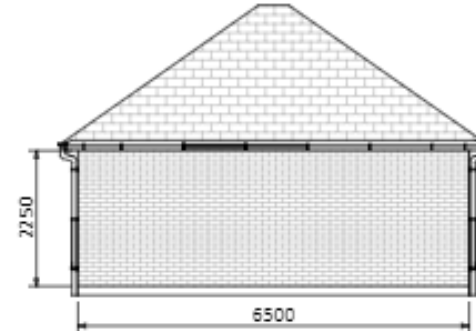
# Site Photograph



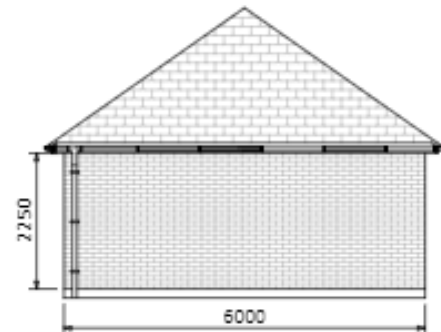
# Proposed Elevations



North Elevation



East Elevation



South Elevation



West Elevation





# Proposed siting





# Recommendation

- The proposed development would have an acceptable relationship with neighbour amenity and the residential character of the area and appearance of the street scene
- The proposal would accord with the policies and objectives of the Development Plan
- As such the application is recommended for conditional approval

End of 3g 25/10570 presentation



**New Forest**  
DISTRICT COUNCIL

