

PLANNING COMMITTEE - WEDNESDAY, 10 FEBRUARY 2021

UPDATES FOR COMMITTEE

- 5. PRESENTATION ON PLANNING APPLICATIONS (Pages 3 - 64)**
- 6. COMMITTEE UPDATES (Pages 65 - 68)**

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Planning Committee

10 February 2021

Agenda Item 5

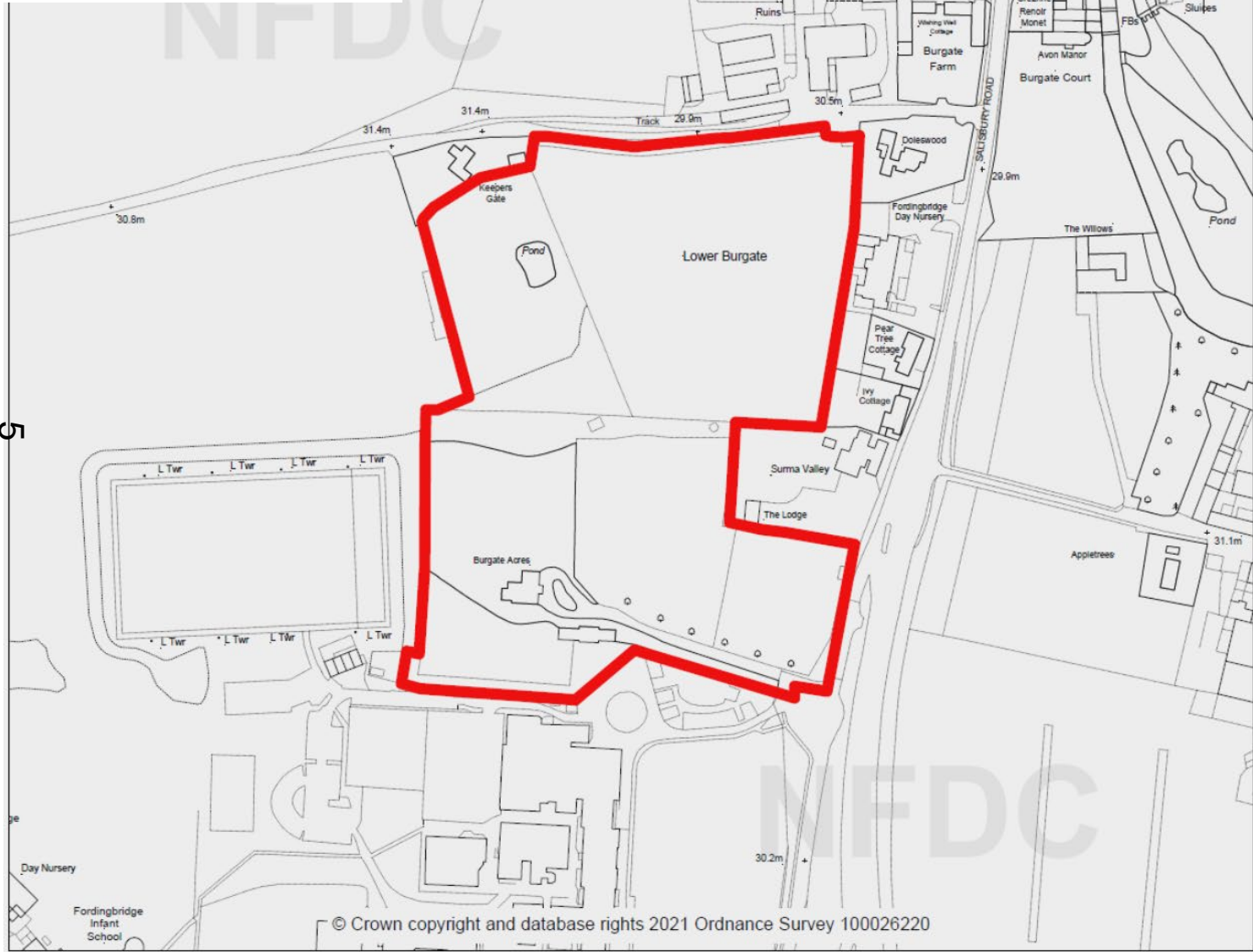
Land at BURGATE ACRES, SALISBURY
ROAD, BURGATE, FORDINGBRIDGE SP6

↳ 1LX

Schedule 3a

App No 20/10228

3a 20/10228



New Forest
DISTRICT COUNCIL

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www.newforest.gov.uk

Claire Upton-Brown
Chief Planning Officer
Planning
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

February 2021

Land at Burgate Acres
Salisbury Road
Burgate, Fordingbridge SP6 1LX
20/10228

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PLANNING COMMITTEE

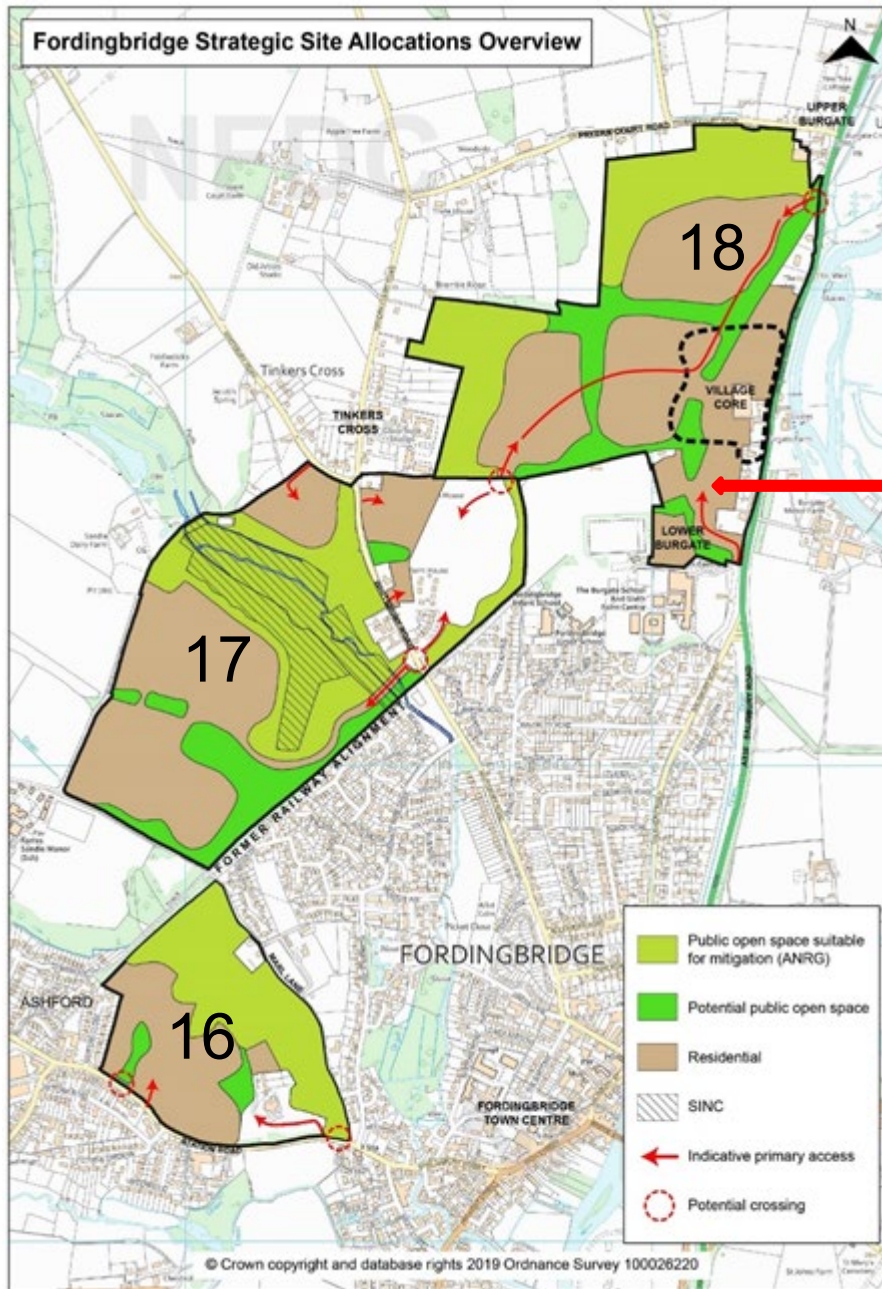
February 2021

Land at Burgate Acres
Salisbury Road
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20/10228

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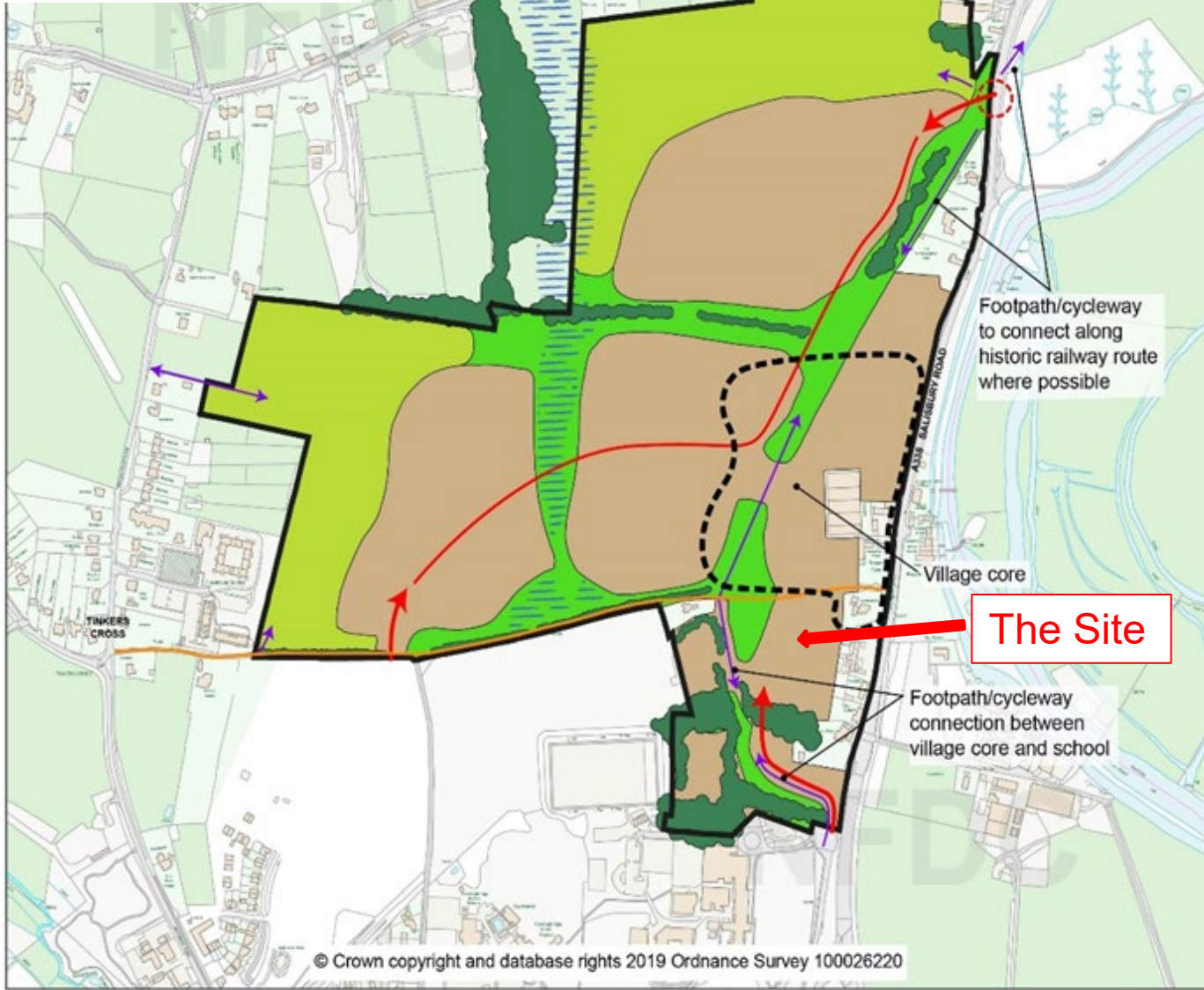


The Site

7

3a 20/10228

8












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Strategic Site 18

Illustrative concept masterplan

Land at Burgate, Fordingbridge

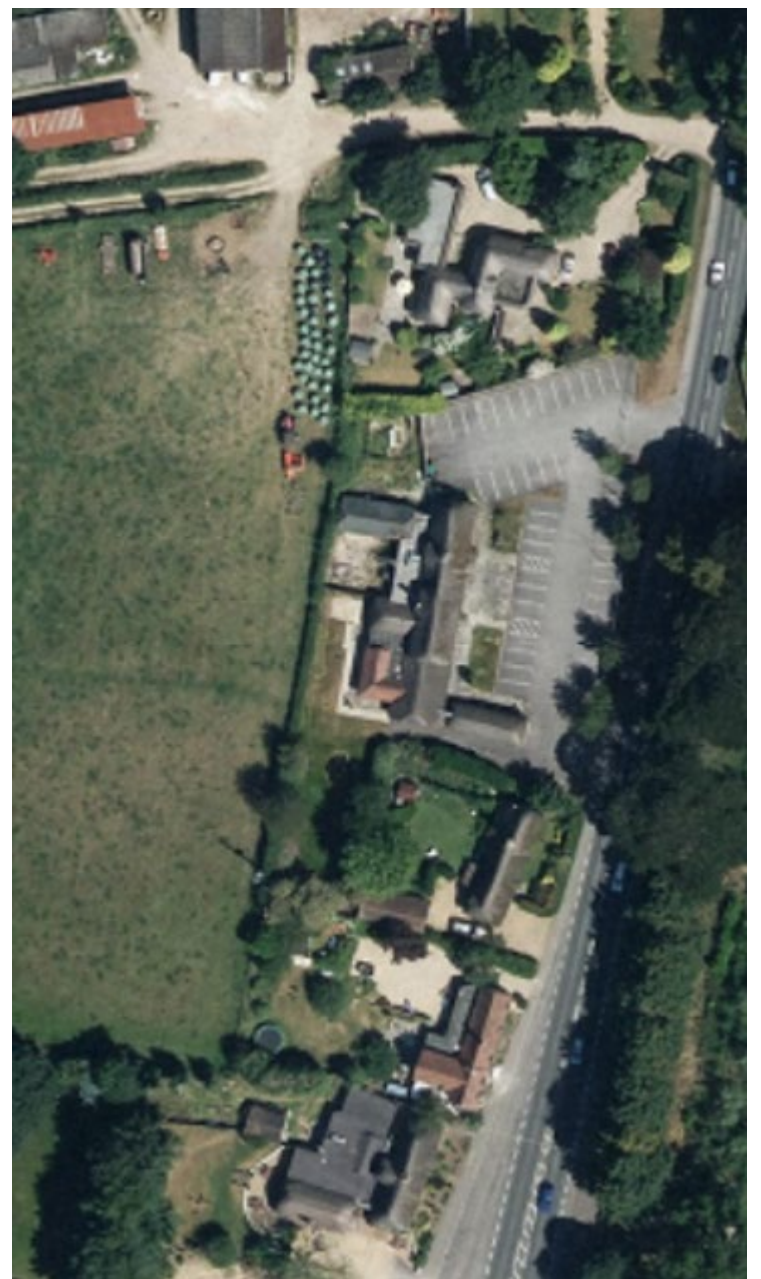
-  Public open space suitable for mitigation (ANRG)
-  Potential public open space
-  Residential
-  Area susceptible to flood
-  Vegetation of landscape value
-  Indicative primary access
-  Non-vehicular access
-  Public right of way (PROW)
-  Potential crossing

0 100m



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10



3a 20/10228



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Fig 33. The Hour Glass (Surma Valley)



Fig 34. Duveen



Fig 35. The Tudor Rose

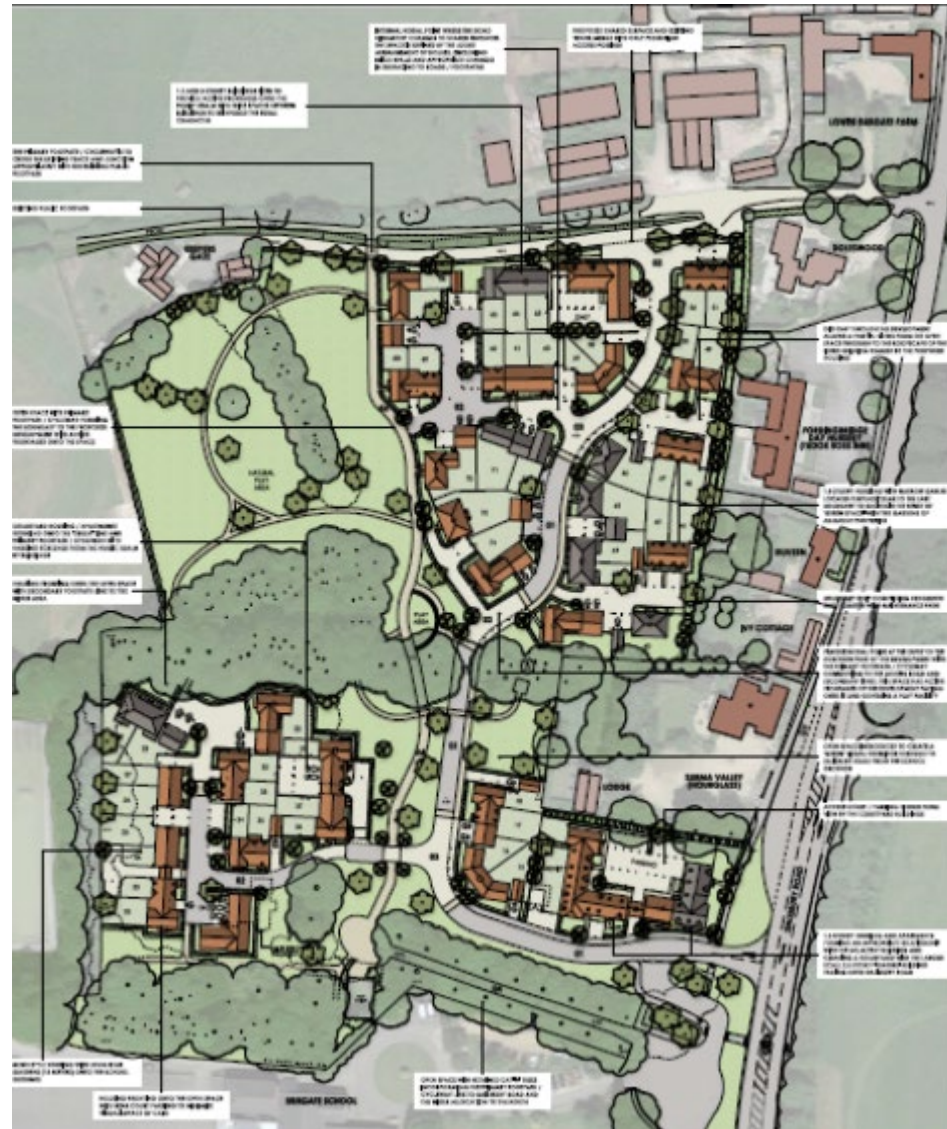


Fig 36. Burgate Farmhouse

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Amended scheme



Superseded Scheme

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Burgate School

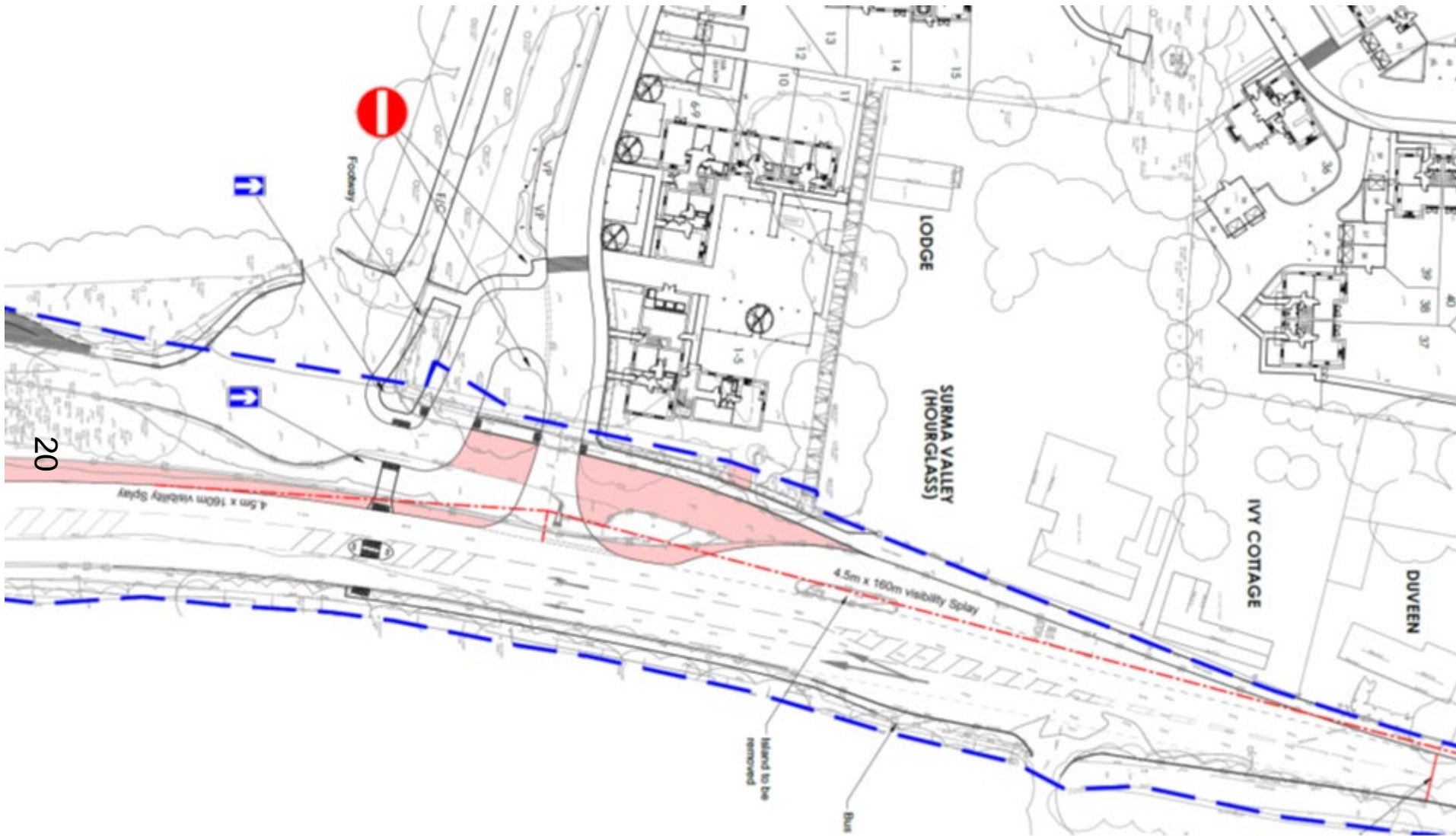
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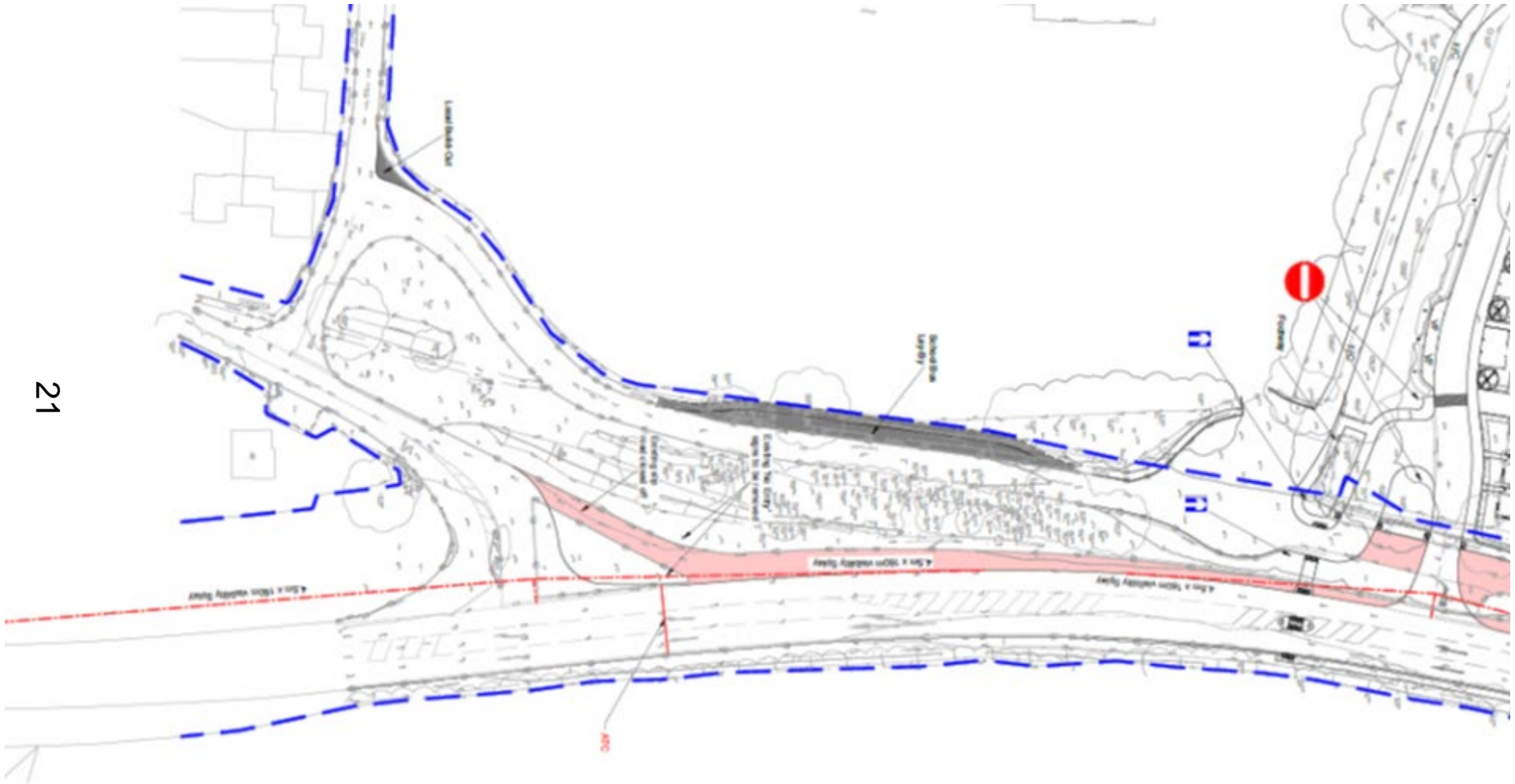
A338

18

16 Access Arrangements as existing







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Amended



22



Superseded



20 Amended and superseded elevations entrance block

3a 20/10228



23



SOUTH ELEVATION Superseded



EAST ELEVATION



Plots 16-19: East Elevation

Amended



Plots 16-19: South Elevation

3a 20/10228



NORTH ELEVATION



WEST ELEVATION

Superseded

24



NORTH ELEVATION

Amended



WEST ELEVATION

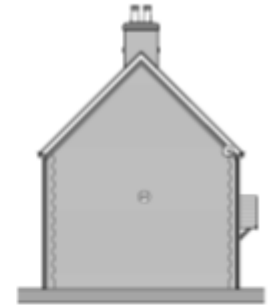
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FRONT ELEVATION



SIDE ELEVATION



25



FRONT ELEVATION

FRONT ELEVATION
SIDE ELEVATION



ELEVATION



3a 20/10228

FRONT ELEVATION



SIDE ELEVATION

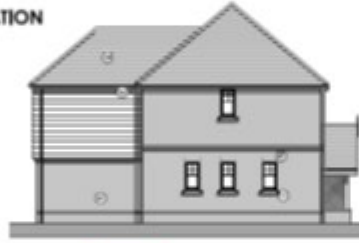


REAR ELEVATION

REAR ELEVATION



SIDE ELEVATION



26

FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SOUTH ELEVATION TO SALISBURY ROAD

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NORTH ELEVATION TO PROW



INNER SITE EAST ELEVATION TO OPEN SPACE



3a

Alternative Natural Recreational Greenspace (ANRG)

In accordance with the requirements set out within the draft SPD, the proposed ANRG will provide:

1. Main Space

The main space provides an uninterrupted area, without interference from other uses or development, that in combination with adjacent linked spaces will be spacious enough to offer a sense of being in the countryside.

The main space incorporates:

- 29 • 3 metre wide footpath / cycleway;
- 1.5 metre wide subsidiary footpath - hoggin or bound gravel all-weather surface;
- A dedicated dog exercise area – with a range of challenges for dogs and owners;
- Wildflower meadow;
- Informal grass kick-about area - levelled, seeded and maintained as short mown grass surface;
- Natural Play Area;
- Dog litter bins at main points of access and throughout;
- Interpretive signage; and
- Viewing area with interpretive information board and seat.



Fig 30. Main Space

Planning Committee

10 February 2021

54 BELMORE LANE, LYMINGTON

31

SO41 3NN

Schedule 3b

App No 20/11060

3b 20/11060



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Claire Upton-Brown
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PLANNING COMMITTEE

February 2021

Item No:

54 Belmore Lane
Lymington
SO41 3NN
20/11060

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PLANNING COMMITTEE

February 2021

54 Belmore Lane
Lymington
SO41 3NN
20/11060

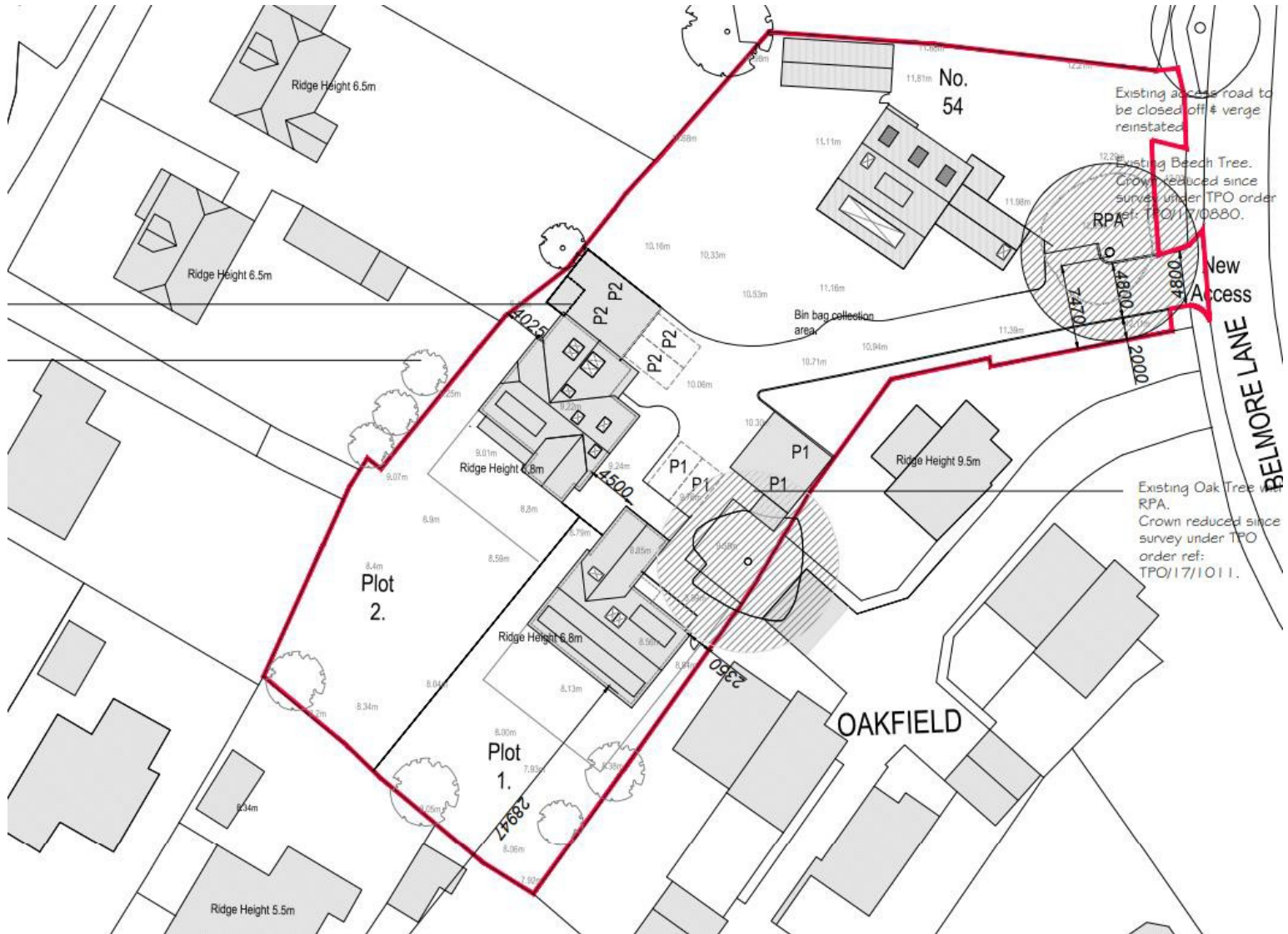
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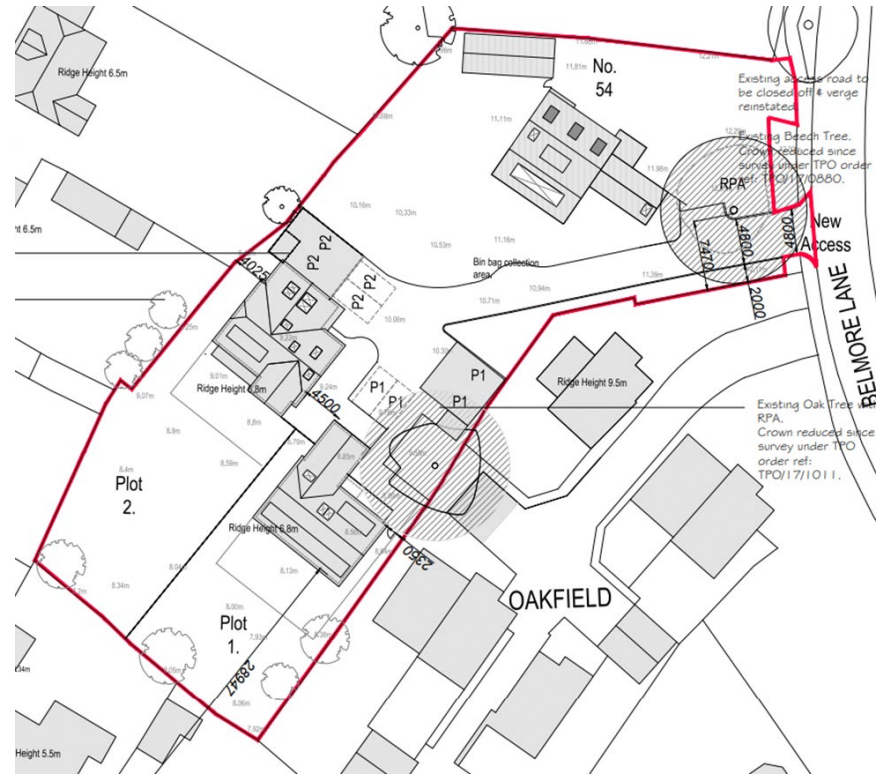
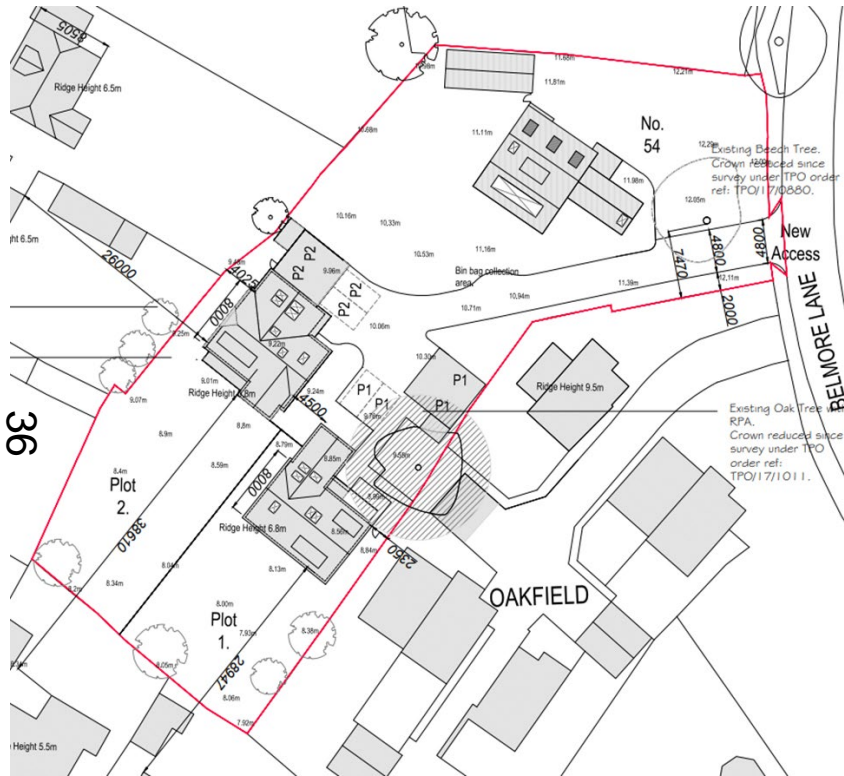
3b 20/11060

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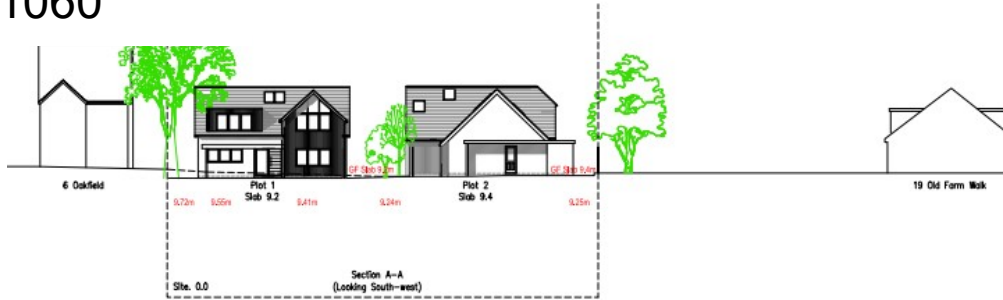




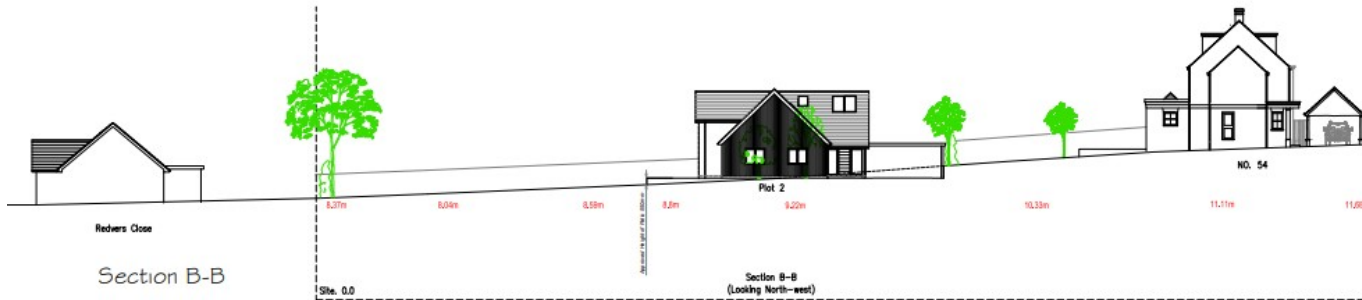
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Section A-A



Section B-B



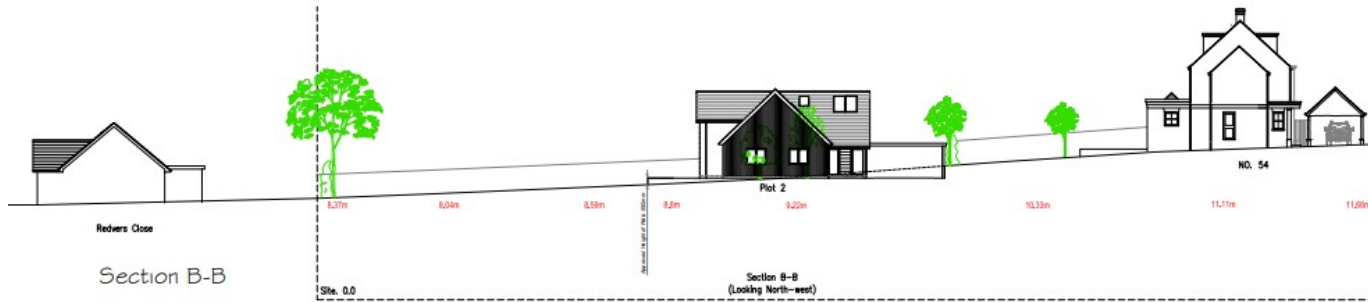
Section C-C

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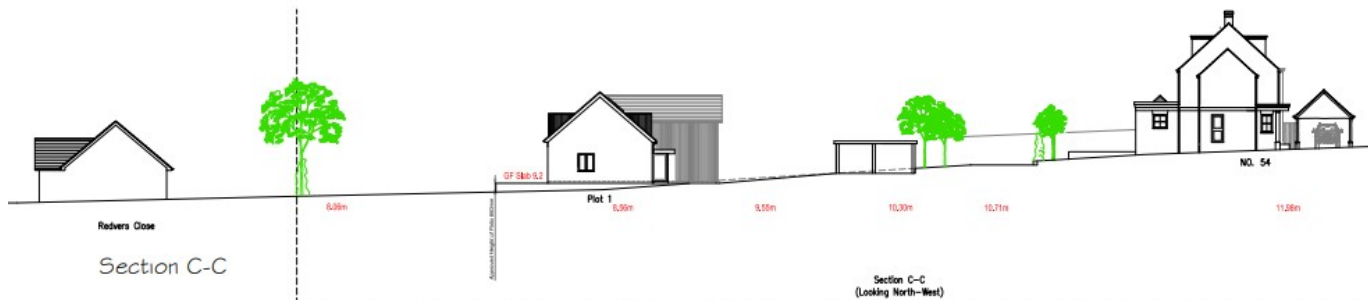
3b 20/11060



Section A-A

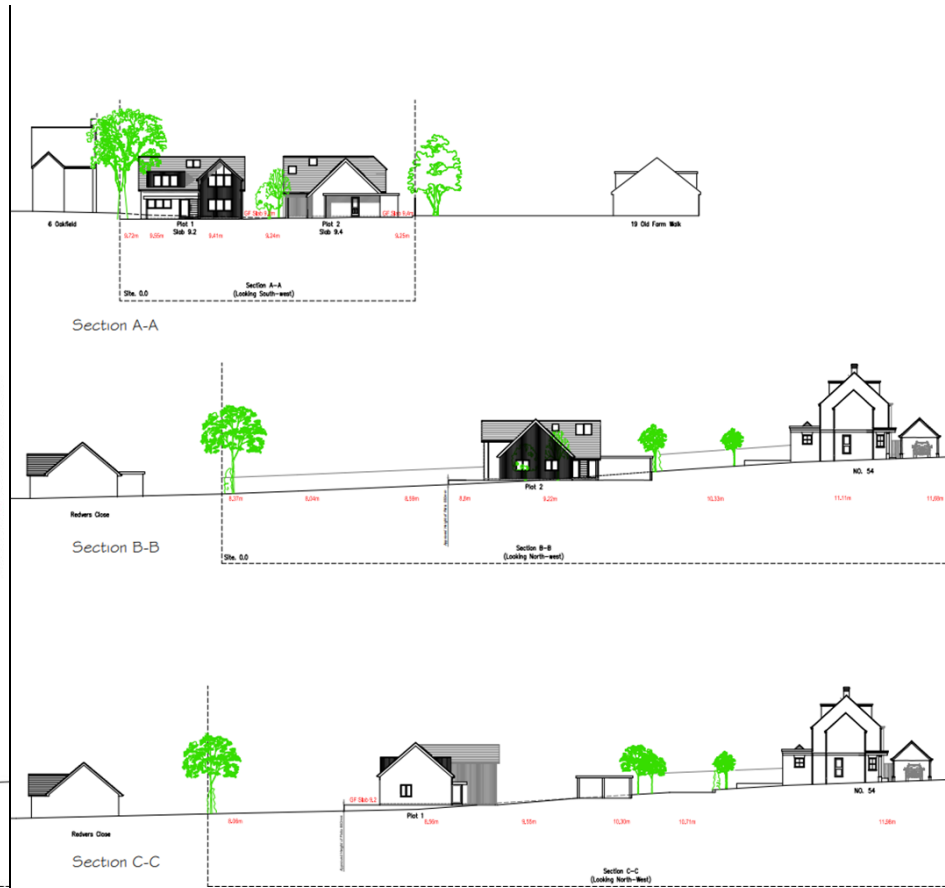
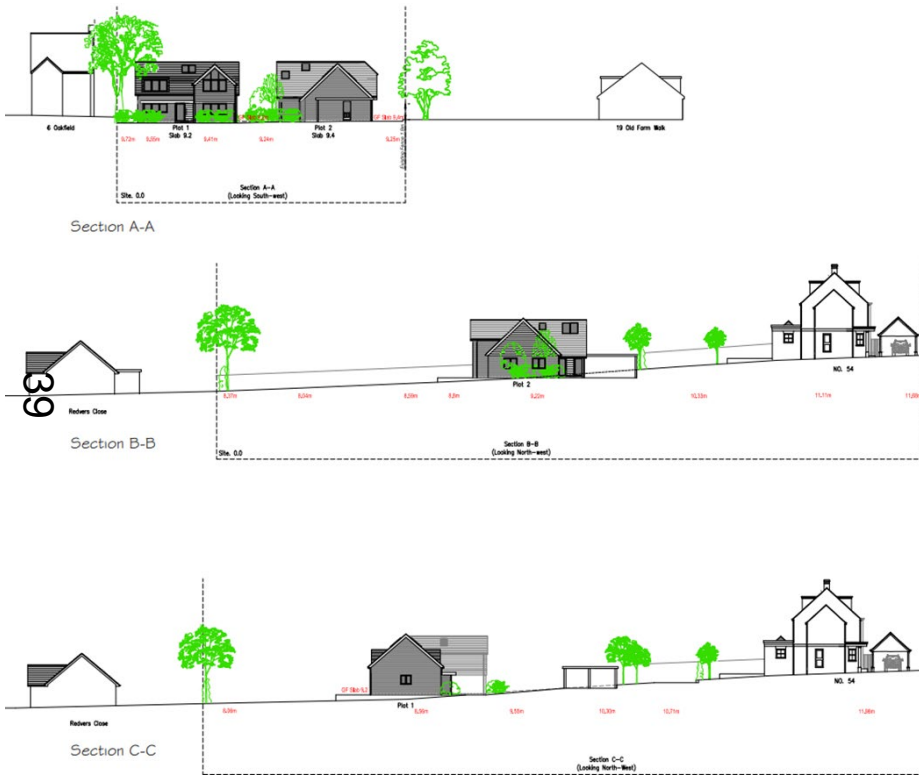


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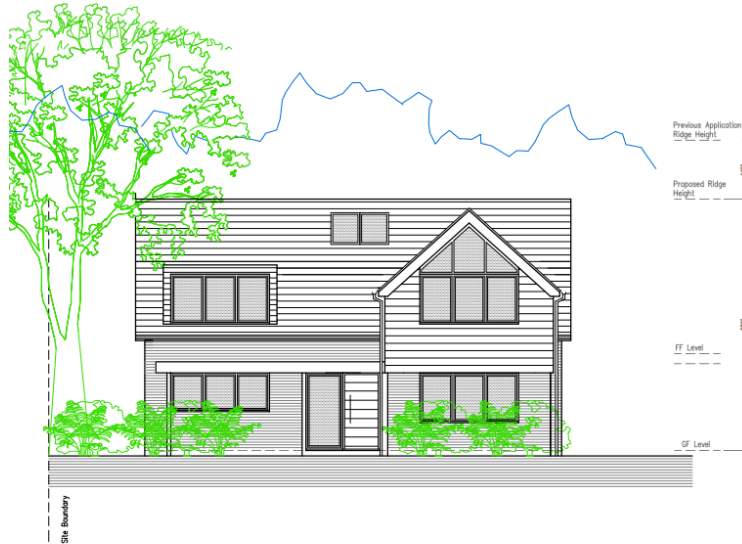


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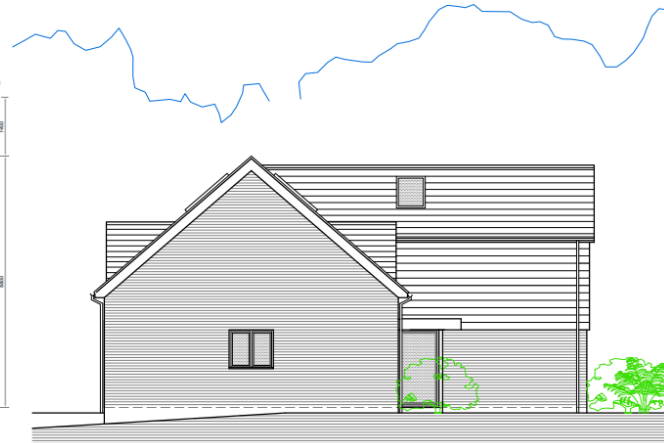
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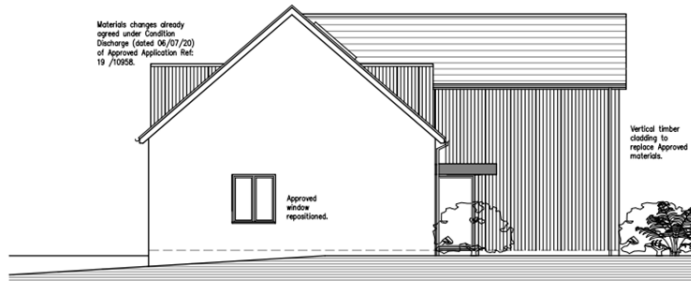
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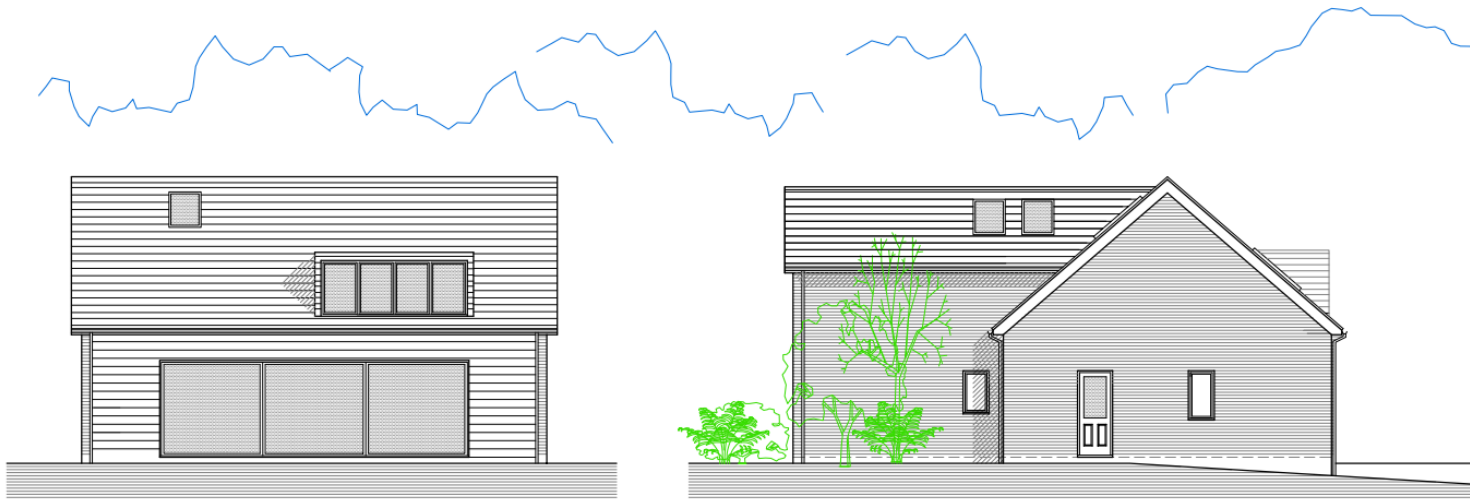
Proposed South-east Facing Elevation



North-East Facing Elevation



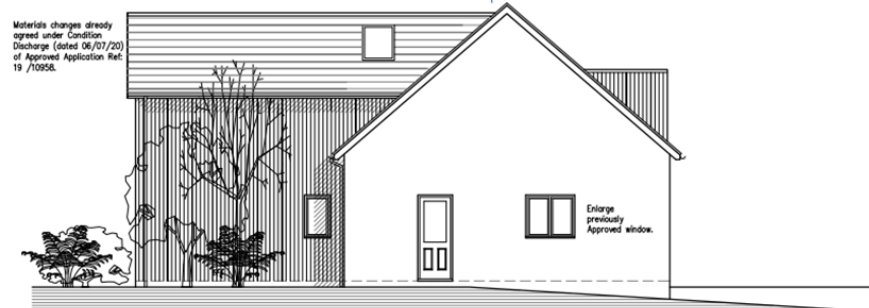
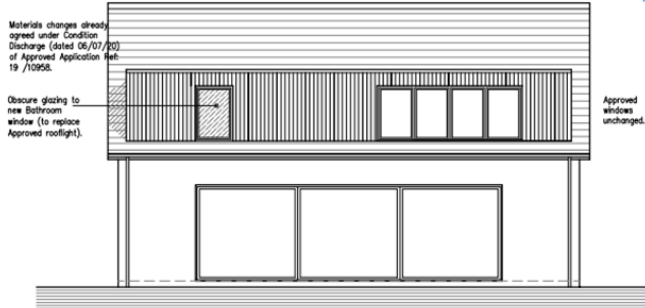
South-East Facing Elevation



42

Proposed South-west Facina Elevation

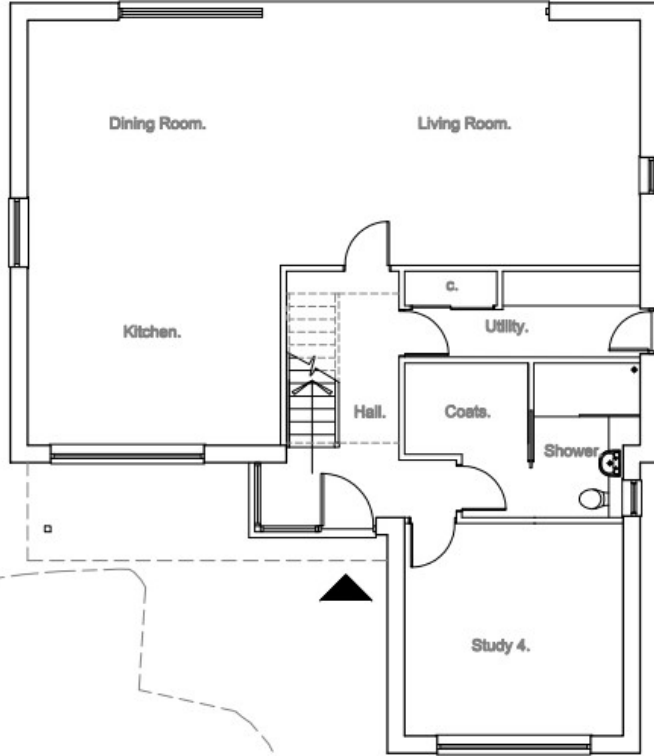
Proposed North-west Facina Elevation



South-West Elevation

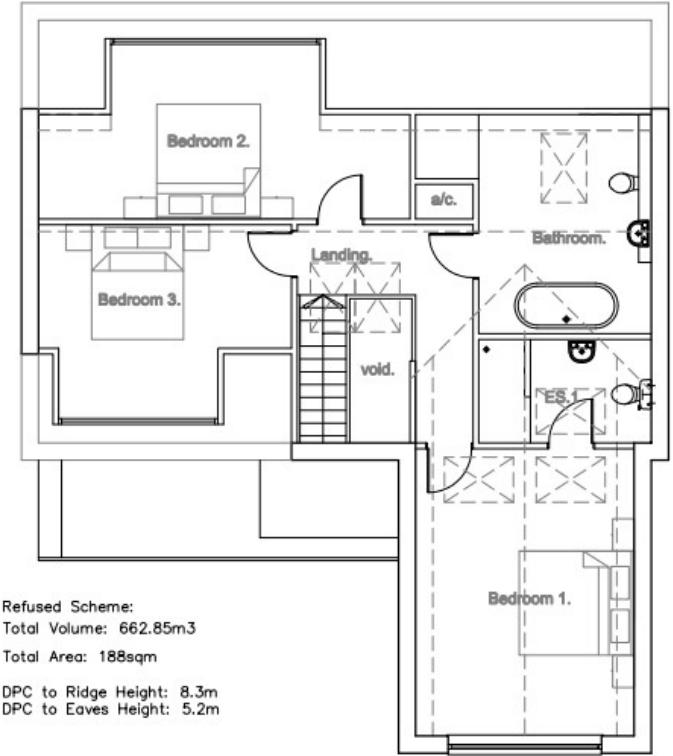
North-West Facing Elevation

3b 20/11060



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Proposed Ground Floor Plan



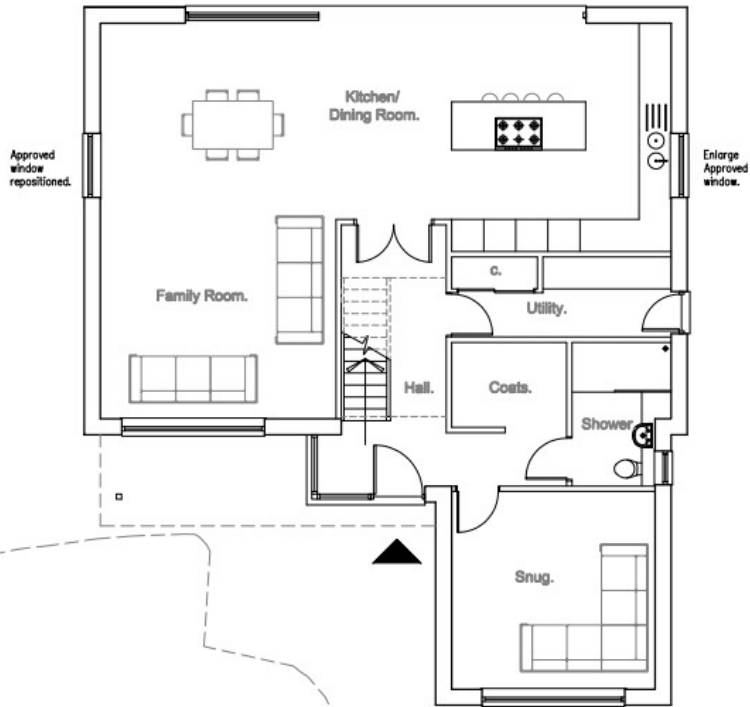
Proposed Scheme:
Total Volume: 579.35m³
Total Area: 180sqm
DPC to Ridge Height: 6.8m
DPC to Eaves Height: 2.9m

Refused Scheme:
Total Volume: 662.85m³
Total Area: 188sqm
DPC to Ridge Height: 8.3m
DPC to Eaves Height: 5.2m

Proposed First Floor Plan

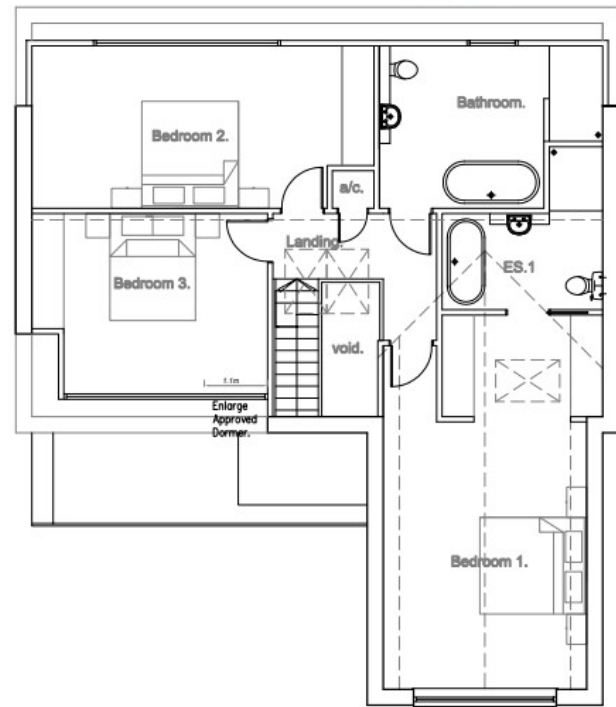
3b 20/11060

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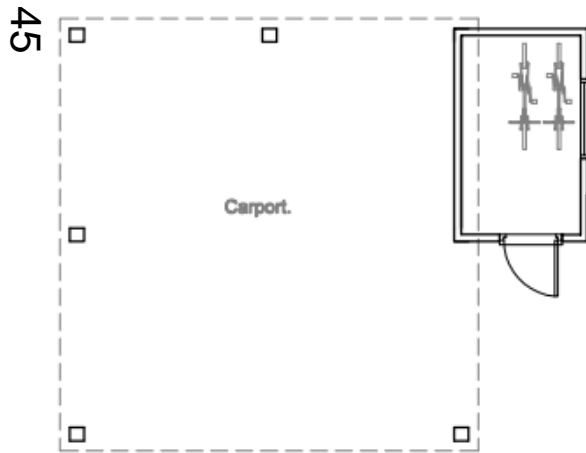
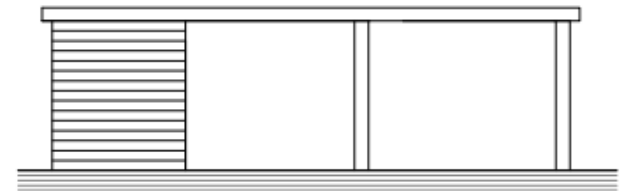
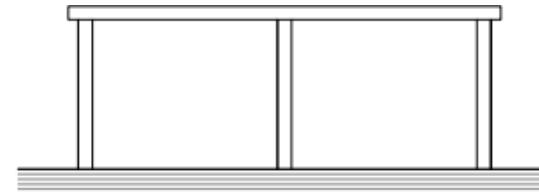
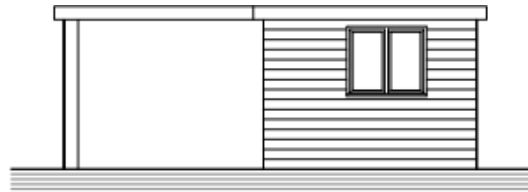
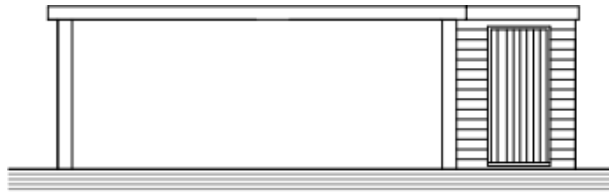
Proposed Ground Floor Plan

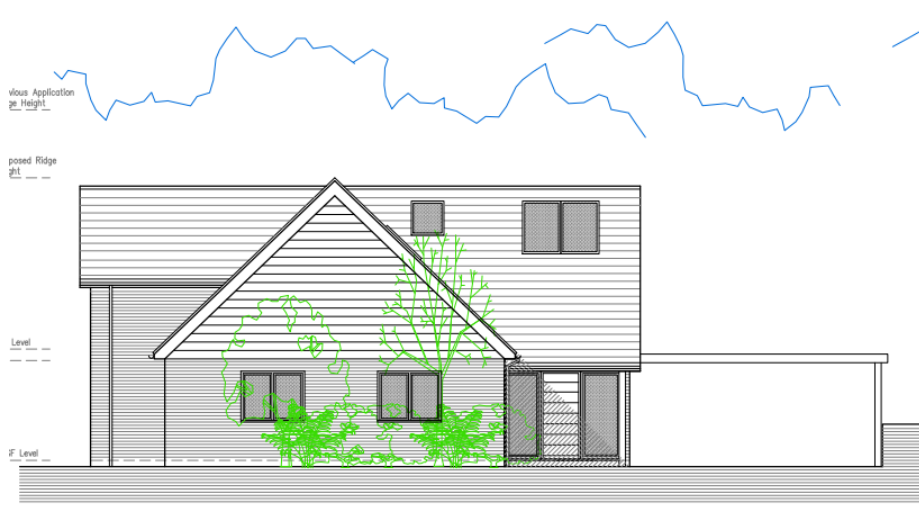
Enlarge Approved Dormer



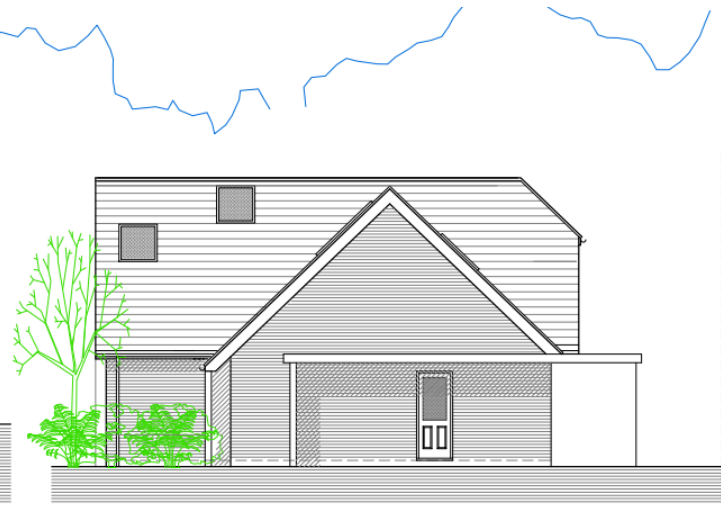
Proposed First Floor Plan

3b 20/11060

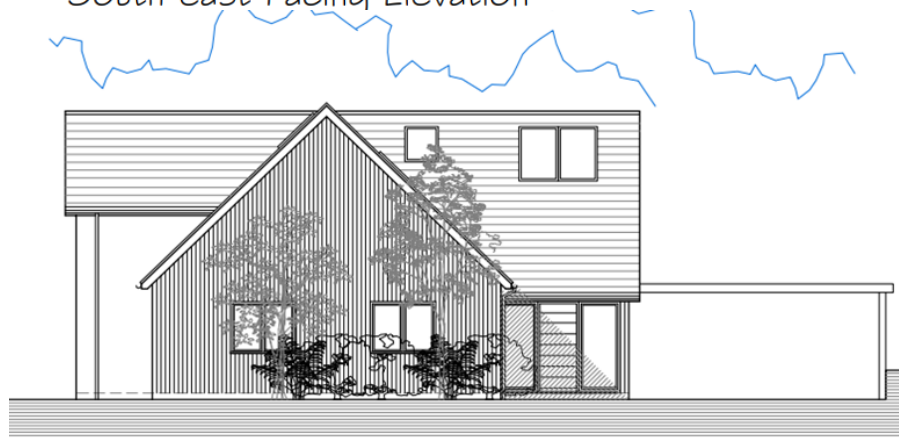




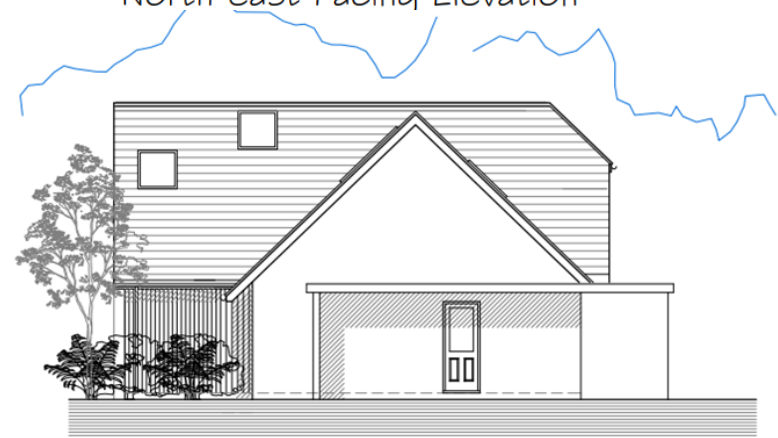
South-east Facing Elevation



North-east Facing Elevation

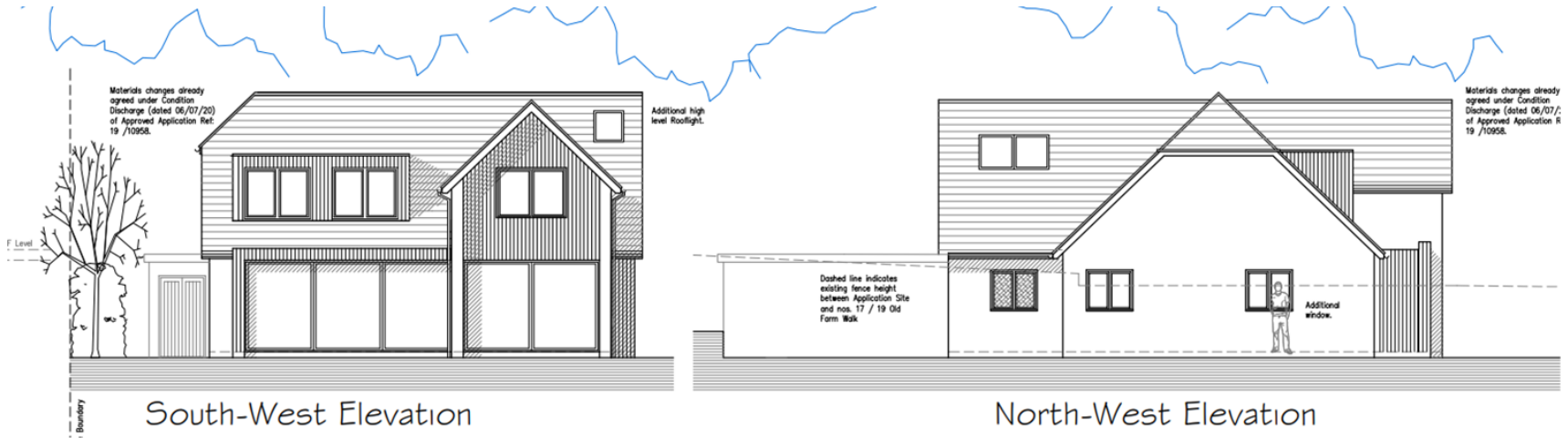
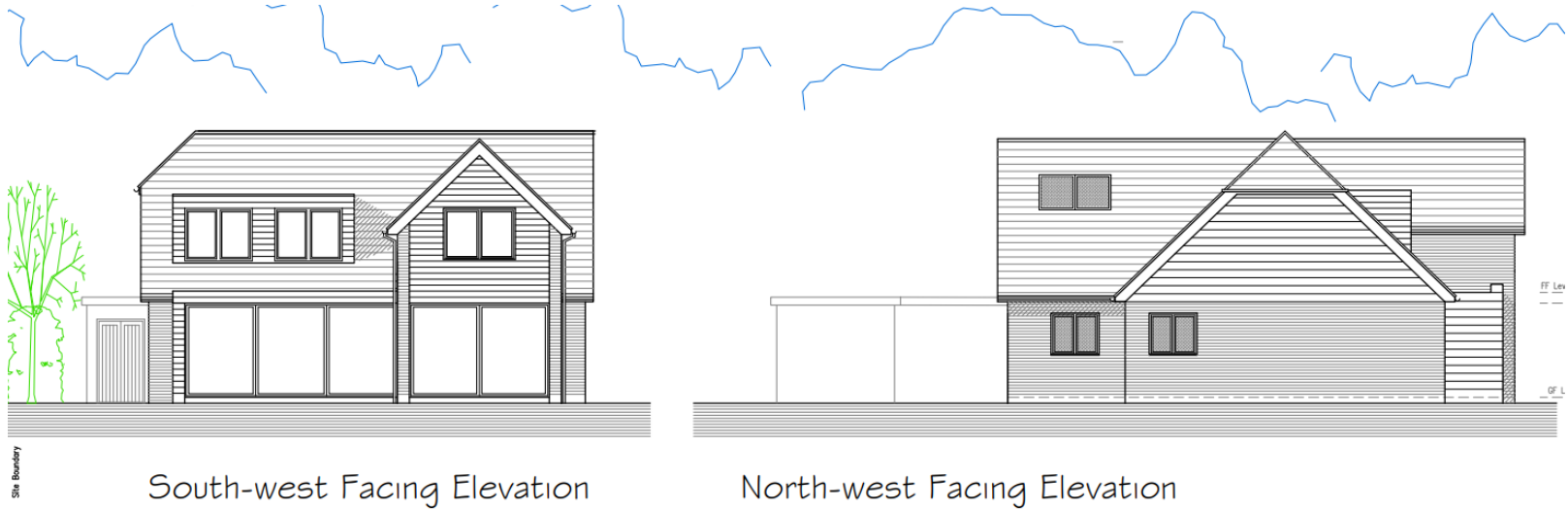


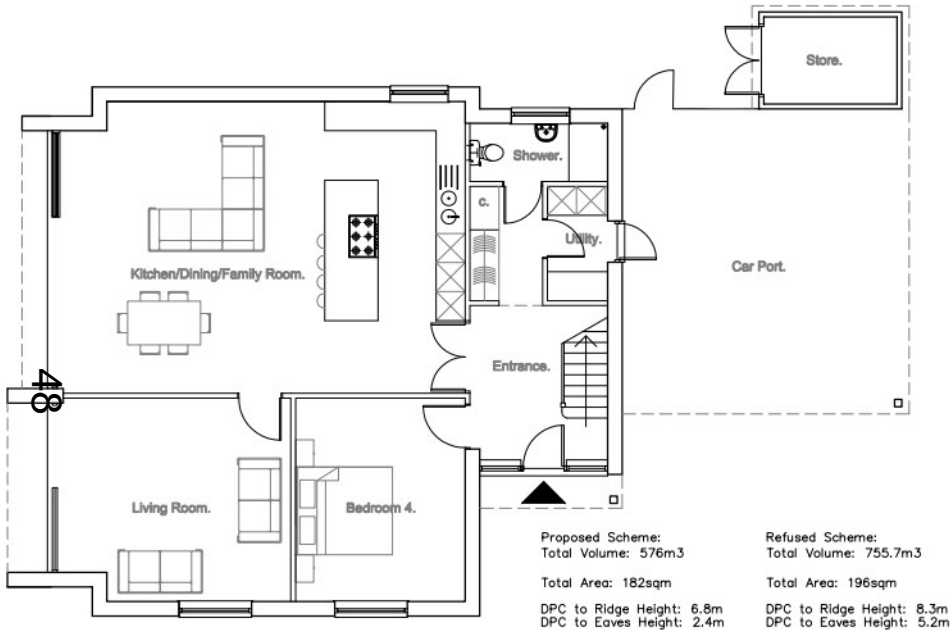
South-East Facing Elevation



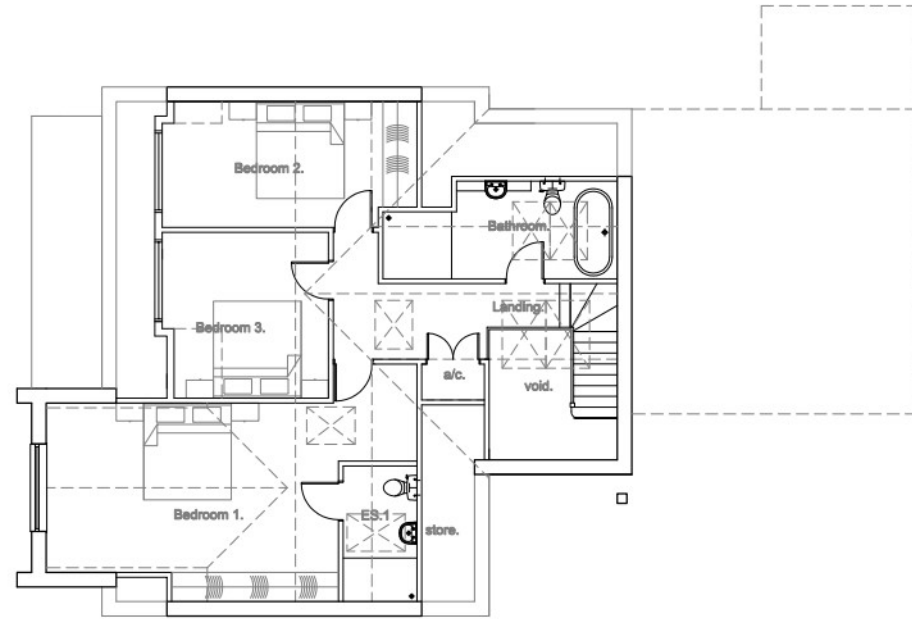
North-East Elevation

46



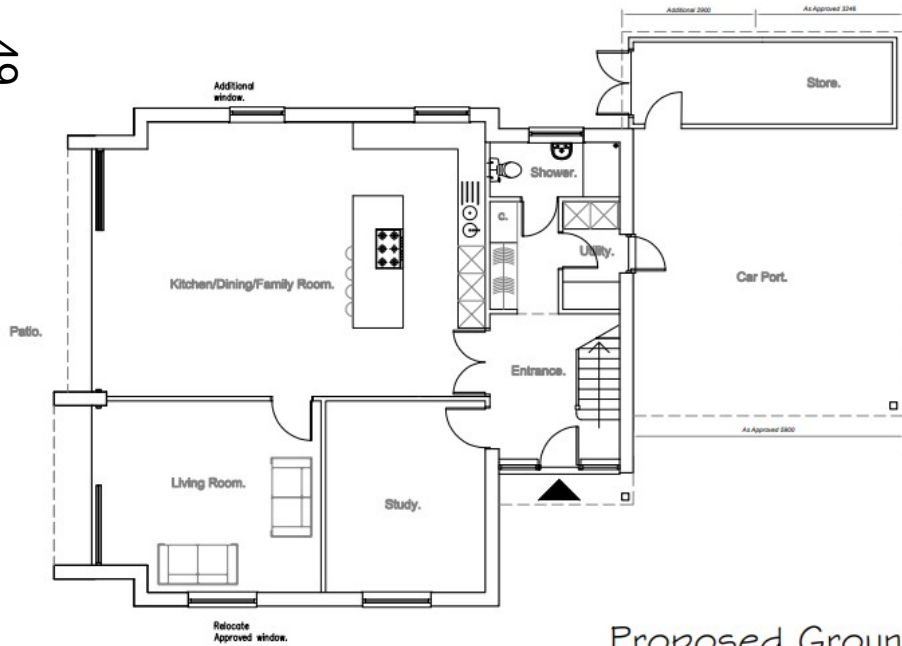


Proposed Ground Floor Plan

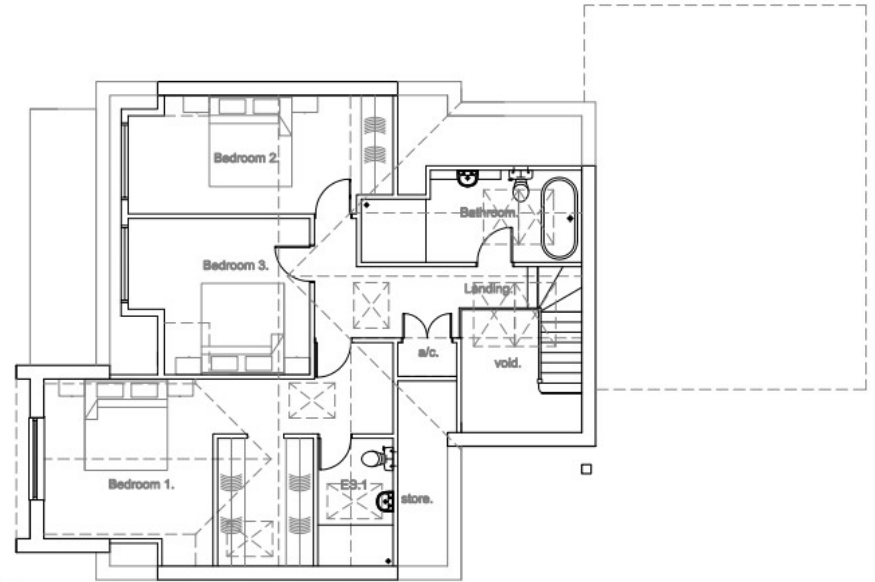


Proposed First Floor Plan

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Proposed Ground Floor Plan



Proposed First Floor Plan

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View through approved
kitchen window of Plot 2
standing on finished floor
height/level



Plot 2 North West side facing elevation with approved kitchen window in foreground.

Approx. position of proposed additional window indicated

Planning Committee

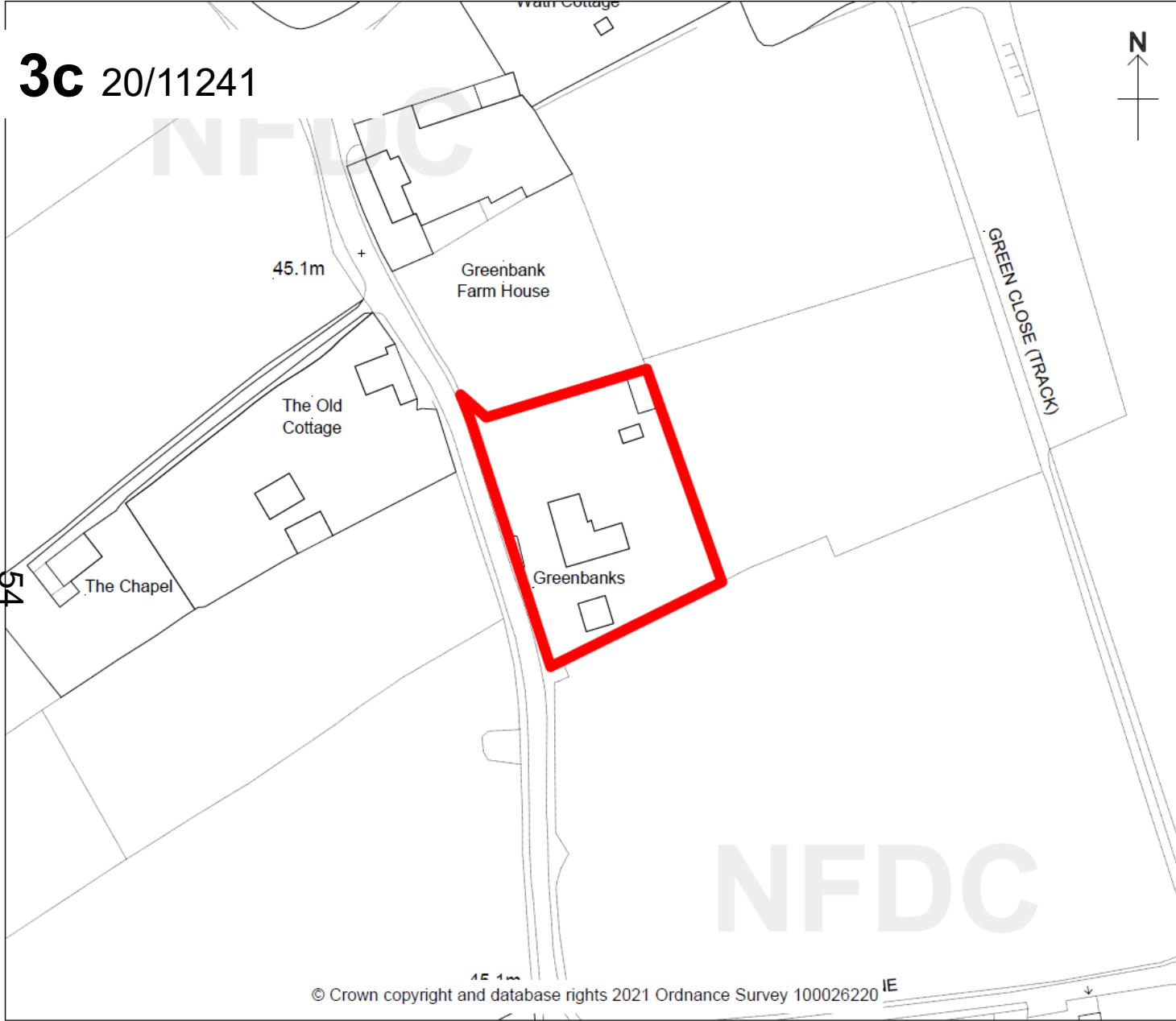
10 February 2021

GREENBANKS, LOWER DAGGONS LANE,
SOUTH END, DAMERHAM SP6 3HE

Schedule 3c

App No 20/11241

3c 20/11241



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DISTRICT COUNCIL

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Claire Upton-Brown
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New Forest District Council
Appletree Court
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February 2021

Greenbanks, Lower Daggons Lane
South End
Damerham SP6 3HE
20/11241

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3c 20/11241



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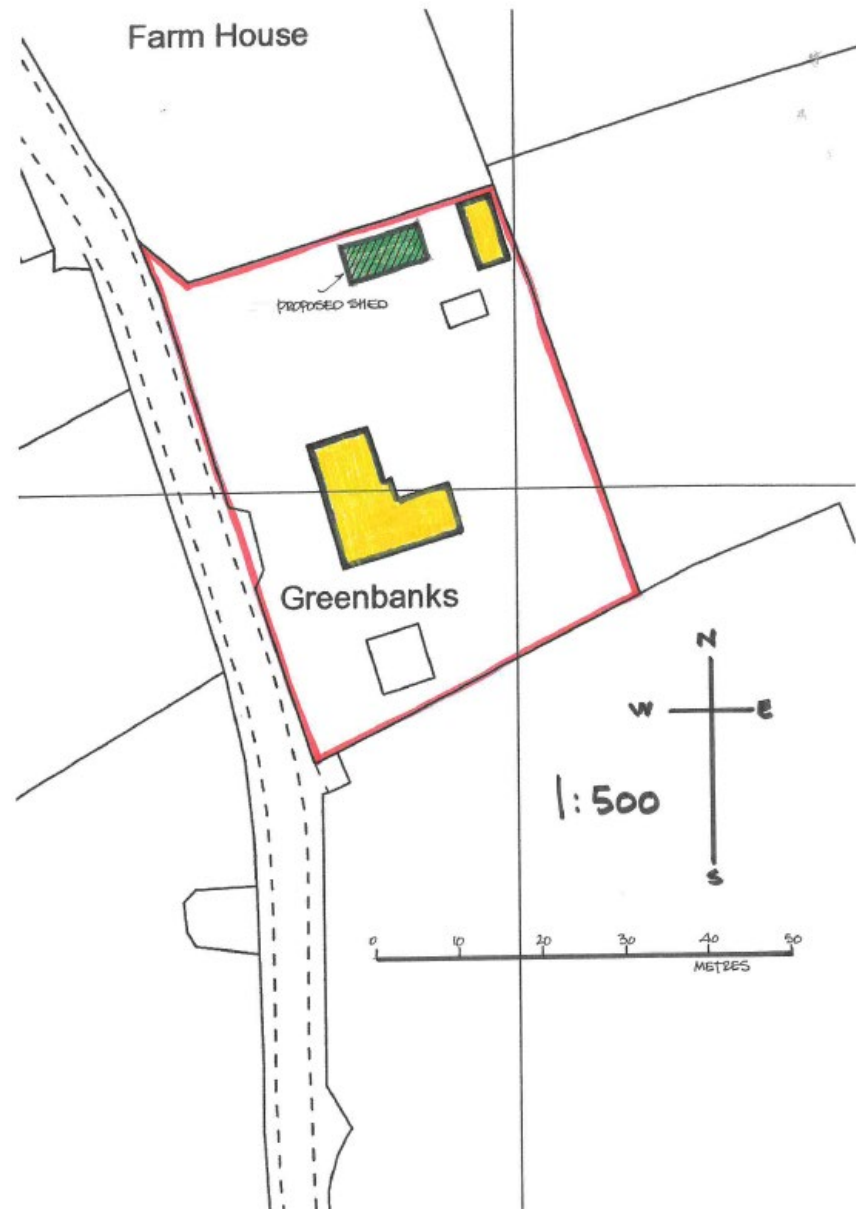
PLANNING COMMITTEE

February 2021

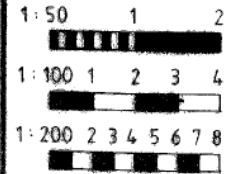
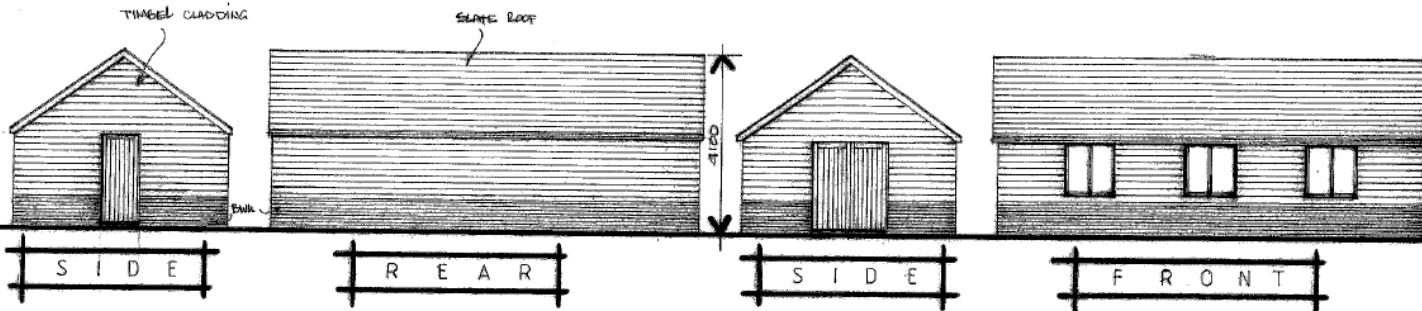
Greenbanks, Lower Daggons Lane
South End
Damerham SP6 3HE
20/11241

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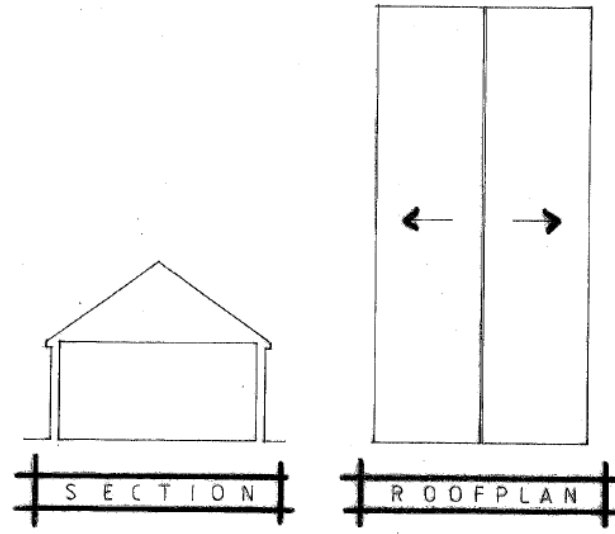
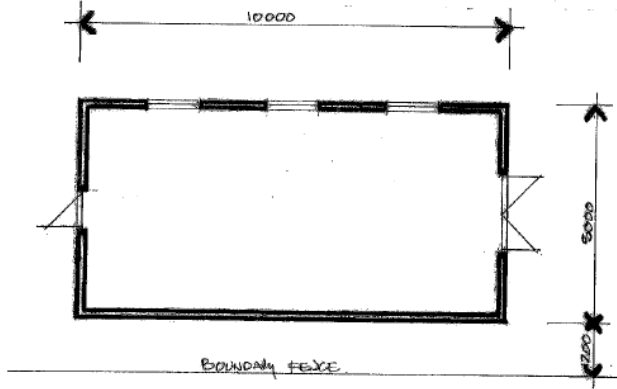
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3C 20/11241



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CLIENT	MR MRS VINCENT
SITE ADDRESS	GREENBANKS DAMERHAM SP6 3HE
PROJECT	SHED
TITLE	PLAN ELEVATIONS SECTION ROOF PLAN
SCALE	1: 100
DATE	19 10 20
DRG No.	20044 / 1



SWIFT ARCHITECTURAL DESIGN

TEL 01722 323234

3c 20/11241

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3c 20/11241

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Approx position of shed



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Planning Committee

10 February 2021

PLANNING COMMITTEE – 10 FEBRUARY 2021

COMMITTEE UPDATES

Item 3a: Land at BURGATE ACRES, SALISBURY ROAD, BURGATE, FORDINGBRIDGE (Application: 20/10228)

2. SITE DESCRIPTION

First sentence on page 7 should read:

The remainder of Strategic Site 18 lies directly to the north and to the west.

Last sentence of same paragraph should read:

In particular Members are referred to the pre application enquiry by Pennyfarthing Homes etc.

8. CONSULTEE COMMENTS

Natural England

SUMMARY OF NATURAL ENGLAND'S ADVICE

Further information required to determine impacts to designated sites

As submitted the application could have significant impacts on the designated site River Avon SAC and Natural England requires further information to determine the significance of these impacts.

The following information is required:

Further detail regarding how the site will achieve nutrient neutrality in regard to Phosphate in the River Avon.

Without this information Natural England may need to object to this application. Please re-consult us when this information is available.

Recreational Impacts to New Forest SAC, SPA and Ramsar

This application is in close proximity to the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar. Natural England is aware that the New Forest District Council has recently adopted a Supplementary Planning Document (SPD) to mitigate against adverse effects from recreational disturbance on the European site(s). Provided that the applicant is complying with the SPD, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the

European site(s) and **has no objection** to this aspect of the application.

Protected species and Biodiversity net gain

Natural England does not hold locally specific information relating to protected species, local or national biodiversity priority habitats and species, local sites (biodiversity and geodiversity) and local landscape character. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the Hampshire Biodiversity Information Centre and other appropriate bodies. In some instances, further surveys may be necessary through an ecological appraisal to be agreed by an HCC ecologist.

Landscape advice

The proposed development is for a site within or close to a nationally designated landscape namely New Forest National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

9. REPRESENTATIONS RECEIVED

Two further letters from local objectors re-iterating concerns regarding new junction and potential impact on free flow of traffic on A338 and delays at peak times by removal of the slip road. Also casts doubt on traffic figures supplied and concerned about the speed of traffic and the ability of traffic to join this road safely. States that real risks are not fully appreciated and requests the application be deferred.

In response to the late objection letters raising matters of highway safety, the applicant's highway engineer has submitted a detailed letter which confirms the highway safety improvements that will result from the proposed works. The text of this letter has been included on the Planning web site for Members and other interested parties to read in full. The letter confirms that the recent resubmission of data sent to the Highway Authority has been considered by them and no objections raised. The Highway Authority has considered the latest plans and again have confirmed their position of no objections subject to appropriate conditions and a Section 278 Highways Agreement to govern the highway works.

10. ASSESSMENT

Page 19 - Section (2) Highway access and safety etc.

Penultimate paragraph beginning - *The development proposes....*

Last clause of first sentence should read as follows:

;and a one way road connection between the bus turning area at the school gates and the new estate road, allowing all traffic to travel northwards from the school gates through the new estate and to the new junction onto the A338. It will not however be possible to travel in the southward direction from the new estate into the school gates and turning area, so as to avoid any clash of traffic on the new road link.

Item 3b: Land at 54 Belmore Lane, Lyminster (Application: 20/11060)

9. REPRESENTATIONS RECEIVED

One further representation from an adjoining neighbour raising concerns about soil piled up at the site and surface water drainage.

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